2.20
Generic Provisions
Tree Management
## Contents

### Part 2  Generic Provisions

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2.20 Tree Management

A healthy urban forest provides significant environmental, social and financial benefits to the community. Marrickville Council is committed to the perpetual protection and management of the urban forest as an essential intergenerational community asset.

2.20.1 Objectives

The following objectives guide the protection and management of the tree resources in the Marrickville Local Government Area (LGA):

- **O1** To support the provisions of the Marrickville Council’s Urban Forest Strategy and guide the future management of the urban forest within the LGA.
- **O2** To establish a procedural framework for responsibilities and requirements with respect to the protection, retention and replacement of trees.
- **O3** To protect trees within and adjacent to development sites and to ensure that all new development provides an opportunity for the healthy growth of trees.
- **O4** To maximise a healthy tree canopy coverage across the LGA.
- **O5** To manage the urban landscape so trees continue to make a significant contribution to its quality, character and amenity.
- **O6** To ensure an acceptable level of risk with regard to trees so as to protect the safety of the community, private property and public infrastructure assets.
- **O7** To provide processes which enable and facilitate compliance with these provisions.
- **O8** To ensure all applications are assessed on the basis of best practice tree management principles.

2.20.2 Works to trees requiring approval

- **C1** Council approval is required before removing or pruning any of the following trees:
  - i. any tree with a height equal to or greater than 5 metres above ground level;
  - ii. any tree that is under 5 metres in height above ground level that has a trunk diameter of more than 300mm at ground level;
  - iii. any tree with a crown spread equal to or greater than 3 metres;
  - iv. any palm tree with a stem length equal to or greater than 4 metres above ground level;
  - v. any tree in bushland as defined by State Environmental Planning Policy No. 19 – Bushland in Urban Areas;
  - vi. any tree located within a foreshore building line as marked on the Foreshore Building Line Map of MLEP 2011; and/or
vii. any tree that is a locally endemic species and located within a wildlife corridor as shown on the Biodiversity Map in Part 2.13 - Biodiversity of this DCP – Appendix 3.

Unless the tree or works to the tree are an exempt activity under Section 2.20.3 of this Part.

<table>
<thead>
<tr>
<th>Species Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ailanthus altissima</td>
<td>Tree of Heaven</td>
</tr>
<tr>
<td>Arecastrum romanzoffianum</td>
<td>Cocos/Queen Palm</td>
</tr>
<tr>
<td>Bambusa spp.</td>
<td>Bamboo species</td>
</tr>
<tr>
<td>Cotoneaster spp.</td>
<td>Cotoneaster</td>
</tr>
<tr>
<td>Cupressocyparis X leylandii</td>
<td>Leyland cypress, all cultivars</td>
</tr>
<tr>
<td>Eriobotrya japonica</td>
<td>Loquat</td>
</tr>
<tr>
<td>Ficus benjamina</td>
<td>Weeping Fig</td>
</tr>
<tr>
<td>Ficus elastica</td>
<td>Rubber Tree</td>
</tr>
<tr>
<td>Ligustrum spp.</td>
<td>Privet</td>
</tr>
<tr>
<td>Morus spp.</td>
<td>Mulberry</td>
</tr>
<tr>
<td>Nerium oleander</td>
<td>Oleander</td>
</tr>
<tr>
<td>Olea europaea subsp. cuspidata</td>
<td>African Olive</td>
</tr>
<tr>
<td>Salix spp.</td>
<td>Willow</td>
</tr>
<tr>
<td>Schefflera actinophylla</td>
<td>Umbrella Tree</td>
</tr>
<tr>
<td>Toxicodendron succedaneum</td>
<td>Rhus or Wax Tree</td>
</tr>
</tbody>
</table>

ii. Pruning or removal of any tree listed below provided the tree:
   a. does not exceed 10 metres in height above ground level;
   b. is not a heritage item, or located within the curtilage of a heritage item;
   c. is not located within a Heritage Conservation Area;
   d. does not form part of an Aboriginal object;
   e. is not located within an Aboriginal place of heritage significance; or
   f. is not bushland on land to which State Environmental Planning Policy No. 19 – Bushland in Urban Areas applies:

<table>
<thead>
<tr>
<th>Species Name</th>
<th>Common name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Celtis occidentalis</td>
<td>Hackberry</td>
</tr>
</tbody>
</table>

**Bushland**

State Environmental Planning Policy No.19 – Bushland in Urban Areas (SEPP 19) defines bushland as land with vegetation that is either a remainder of the natural vegetation of the land or, if altered, still representative of the structure and floristics of the natural vegetation.

2.20.3 Activities Not Requiring Council Approval

C2 The following works to trees are exempt activities. Council approval is not required prior to carrying out those activities.

i. Pruning or removal of any tree listed below:
PART 2: GENERIC PROVISIONS

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Celtis sinensis</em></td>
<td>Chinese Hackberry</td>
</tr>
<tr>
<td><em>Cinnamomum camphora</em></td>
<td>Camphor Laurel</td>
</tr>
<tr>
<td><em>Erythrina x sykesii</em></td>
<td>Coral Tree</td>
</tr>
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</table>

### 2.20.2.20 Tree Management

- **Tree Species**
  - *Celtis sinensis* (Chinese Hackberry)
  - *Cinnamomum camphora* (Camphor Laurel)
  - *Erythrina x sykesii* (Coral Tree)

**iii.** The following pruning, provided the work is carried out in accordance with AS 4373 - 2007 – Pruning of Amenity Trees and the NSW WorkCover Code of Practice ‘Amenity Tree Industry’ 1998:

  - a. Canopy lifting to 2.5 metres above ground level to provide safe pedestrian access to public and private pathways for vehicle clearance on driveways. Pruned branches must not exceed 100mm in diameter at the branch collar;
  - b. Selective pruning to provide a 1 metre clearance above the roof or from the face of a principal building of live branches no greater than 100mm in diameter at the branch collar;
  - c. The pruning of deadwood that does not have hollows or provide habitat for native fauna; and
  - d. The selective pruning of live branches to provide no more than a 600mm clearance around overhead domestic power lines/wires on private property. Pruned branches must not exceed 100mm in diameter at the branch collar.

- **iv.** Removing plants declared to be noxious weeds within the LGA under the Noxious Weeds Act 1993;
- **v.** Works to trees in public spaces owned by, or under the care, control and management of Marrickville Council and undertaken by persons authorised or representatives of the Council, other than bushland on land to which State Environmental Planning Policy No. 19 – Bushland in Urban Areas applies; or
- **vi.** Tree works that are the subject of a current approval, including development consent.

**Tree Works**

*Tree work is technical and inherently dangerous. Therefore it is important that appropriately qualified people are engaged to carry out this work.*

*Council recommends that all tree works should be undertaken by an arborist with a minimum AQF Level 2 in Arboriculture, and any climbing works directly supervised by a person with a minimum AQF Level 3 in Arboriculture.*

**NB** All works to trees that are exempt activities must be undertaken in a safe manner and in compliance with Australian Standard AS 4373-2007 Pruning of Amenity Trees and the WorkCover Code of Practice ‘Amenity Tree Industry’ 1998.

**2.20.4 Types of applications**

**C3**

Council approval is required before any works to a tree/s (removal or pruning) are carried out other than the exempt activities referred to in Control C2. Applications for approval will be assessed and determined either through:

  - i. A Tree Works Permit application (as set out in Control C4); or
  - ii. A Development Application (as set out in Control C5).

Figure 1 identifies the circumstances under which a Tree Works Permit or Development Application is required.
This page contains a flowchart titled "Figure 1: Tree Management for Private Land" which outlines the process for deciding whether to undertake work on a tree and what approvals are required.

The flowchart begins with the question: "Does the work to the tree require any approval?" If no, the action is to "Undertake the work." If yes, it proceeds to the question: "Is the tree a heritage item, part of a heritage item or is located within a heritage conservation area or is the tree an Aboriginal object, part of an Aboriginal object or located within an Aboriginal place of heritage significance?" If no, the action is to "Submit a Tree Works Permit Application." If yes, the action is to "Submit a Development Application." The flowchart also includes a question about whether the works involve tree removal and has paths for "No" (pruning only) and "Yes."
PART 2: GENERIC PROVISIONS

Heritage significance (HCA)

Marrickville LGA contains a number of areas with heritage significance identified as Heritage Conservation Areas under MLEP 2011. Any tree removal located within a Heritage Conservation Area (HCA) or Aboriginal Place of heritage significance may impact on the heritage significance of the area and, because of this, development consent must be obtained before removing a tree regardless of whether any other development is proposed for the land. If your property is located within a HCA you must submit a Development Application accompanied with a qualified arborist’s report if you wish to remove a tree. Only when a tree is dead, dying or posing an imminent risk to human life or property Council will accept a Development Application without an arborist’s report. However if the assessing officer is not satisfied the tree dead, dying or posing an imminent risk, additional information will be requested. You must apply for a Tree Works Permit before carrying out any pruning works to a tree in a HCA.

Heritage items and Heritage Conservation Areas are shown on Council’s zoning maps which you can view at:

C4  A Tree Works Permit is required, except where the tree or the works to the tree/s are an exempt activity under Section 2.20.3, to:
   i. Prune a tree; and/or
   ii. Remove a tree other than those trees which require Development Consent under Control C5.

NB  A Complying Development Certificate for complying development under Part 3 – General Housing Code of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is taken to satisfy any requirement under that “Policy for a permit or development consent to remove or prune a tree or other vegetation on a lot if:
   a. the tree is not listed on a significant tree register or register of significant trees kept by the Council, and
   b. the tree or vegetation will be within 3 metres of any development that is a building that has an area of more than 25m2, and
   c. the tree or vegetation has a height that is less than:
      (i) for development that is the erection of a new dwelling house - 8 metres and is not required to be retained as a condition of consent to the subdivision of the lot, or
      (ii) for any other development - 6 metres.

It should be noted that the above requirements only apply to certain trees on the lot and not to a tree on an adjoining property, or to a tree on Council land, such as street tree.

If the development involves the removal or pruning of a tree or other vegetation other than that referred to above Development Consent is required for the development.

C5  Development consent is required, except where the tree or the works to the tree are exempt under Section 2.20.3, to remove a tree:
i. That is a heritage item, forms part of a heritage item, or is located within the curtilage of a heritage item, or is located within a Heritage Conservation Area; or

ii. That is or forms part of an Aboriginal object or that is located within an Aboriginal place of heritage significance; or

iii. That is bushland on land to which State Environmental Planning Policy No. 19 – Bushland in Urban Areas applies.

C6 Clause 5.9 of MLEP 2011 states that a person must not ring bark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which this DCP applies without Development Consent or a Tree Permit granted by the Council.

NB A person will "injure" a tree if they damage the tree including (but not limited to):

i. Poisoning, applying or spilling herbicides or other toxic chemicals to or on a tree, or washing off or directing water contaminated with chemicals (e.g. oil, petroleum, paint, cement or mortar) within the root zone of a tree;

ii. Tearing, breaking or snapping off the stem, branches and roots;

iii. Damaging the root zone by compaction, excavation, filling or stockpiling materials within the root zone of a tree; or

iv. Wounding the stem with machinery (e.g. lawn mowers), fixing objects (e.g. signs) to the stem or branches by nails, staples or wire, using tree climbing spikes in healthy trees to be retained (except for access to an injured tree worker), or fastening materials around the stem or branches that circle and restrict the normal vascular function of the stem or branches.

2.20.5 Application assessment criteria

Council will use the following assessment criteria when considering an application to remove a tree/s:

1. The health and structural condition of the tree/s;
2. The sustainability of the tree/s in the foreseeable future;
3. If the tree/s presents an unacceptable level of risk that cannot be managed through pruning or other risk mitigation measures;
4. Any public infrastructure damage being caused by the tree/s, which is considered significant and which cannot be overcome by any other reasonable and practicable means;
5. Damage to significant structures on private property directly caused by the tree/s where remediation of the damage cannot be achieved by reasonable and practicable means; and
6. Any other reason at the discretion of Council’s staff, which can be justified either on arboricultural, technical or legal grounds according to particular circumstances.

Council will use the following assessment criteria when considering an application to prune a tree/s:

1. The health and structural condition of the tree/s;
2. The growth habit of the tree/s;
3. The stability of the tree/s;
4. The growing environment of the tree/s; and
5. Whether the tree/s will be adversely affected by the pruning.

NB Council may require an applicant to submit additional information and reports (such as a report prepared by a consulting arborist, structural engineer or licensed plumber) as part of the assessment process. Reports that do not comply
with the requirements for reports specified in Appendix 1 will not be accepted.
An Arborist's report must be submitted with a Development Application.
Requirements for reports are specified in Appendix 1. The assessing officer will
determine the need for an Arborist's report in relation to applications for Tree
Works Permits.
Council may require a Statement of Heritage Impact (prepared in accordance
with the guidelines in Part 8 of this DCP) to be submitted as part of the
assessment process.

2.20.6 **Vulnerable, threatened or endangered ecological communities**

In addition to Council approval, under the Threatened Species Conservation Act 1995
(TSC Act), the removal or works to tree species, populations or communities listed
under the TSC Act requires an application to the National Parks and Wildlife Service.

2.20.7 **Compensatory Planting**

C7 Council will require replacement tree/s to be planted as a condition of
any approval to remove a tree to effectively maintain the urban forest
canopy across the LGA.

C8 Replacement tree/s must be maintained in a healthy and vigorous
condition until they are protected by this Part. If any replacement tree/s
is found to be of poor quality, damaged, dying or dead before it attains
the size specified in Section 2.20.2, the tree/s must be replaced with
another of the same species.

C9 A person must not fail to plant, protect or care for a tree which is
required to be established as a condition of a Tree Works Permit or
Development Consent issued by Council.

**NB** Failure to protect identified trees may result in Council taking enforcement action
to have the tree/s replaced with a tree/s of the same species and to a similar
stage of growth it would have attained at the completion of the work.
All conditions imposed by Council must be observed. A breach of a condition is a
breach of the Environmental Planning and Assessment Act and may also
constitute an offence.

2.20.8 **General Controls**

C10 All development proposals must be designed to maintain or improve the
urban forest values of the site by minimising the impact on tree/s and
planting compensatory tree/s for tree/s that are proposed for removal.
This requirement applies to street trees and trees on private and
 adjoining land.

C11 The design of buildings or alterations and additions to buildings must
provide sufficient distance from existing trees (whether on the site or on
 adjoining land), in accordance with AS 4970 – 2009, to ensure the tree/s
practical retention.

C12 To ensure existing trees are protected, where development is proposed
within the Tree Protection Zone (TPZ) of tree/s on the site or on
 adjoining land, a Tree Protection Plan must be submitted. Requirements
for reports are set out in Appendix 1.

C13 Tree protection measures must be in accordance with AS 4970-2009
and must be installed before the commencement of all works, including
demolition. Tree protection measures must be monitored by a Project
Arborist during the construction period. The qualification requirements for Project Arborists are set out in Appendix 1.

C14 Trees on public land must be protected during demolition, excavation, the erection of hoarding and construction works as set out in Section 4 of the AS 4970 – 2009. Council will require the payment of a security deposit in relation to a tree on public land if:

i. Development is proposed within the TPZ of that tree or;

ii. Council determines that the development may adversely affect the roots or crown of the tree.

C15 Development must allow for any existing overhead electrical lines to be converted into aerial bundled cabling (ABC) or redirected underground to reduce the impact upon surrounding trees.

C16 The provisions of AS 4970 – 2009 Protection of Trees on Development Sites must be fully complied with on all development sites upon which trees are located. The provisions of this Part, to the extent of any inconsistency, take precedence over the Standard.

C17 All tree stock planted within the LGA must comply with the NATSPEC document Specifying Trees – A guide to assessment of tree quality by Ross Clark (2003), as amended from time to time.

C18 The provisions of Section 2.20.7 ‘Compensatory Planting’ apply to all trees planted within the LGA.

2.20.9 Definitions

In this Part:


**Foreseeable future** means the next 12 months.

**LGA** means the Marrickville Local Government Area.

**Locally endemic species** includes, but not limited to, those trees specified in the list of Preferred Native Species in Part 2.18.14 - Landscaping and Open Spaces of this DCP.

**MLEP 2011** means Marrickville Local Environmental Plan 2011.

**Project Arborist** means the arborist appointed to monitor the vitality and condition, throughout the construction process, of trees being retained on the site (and any trees on adjoining private land and trees on public land where the development encroaches into the TPZ of those trees).

**Significant Structures** means a principal dwelling, residential flat building or commercial building. In general council does not consider fences, paving, concrete hardstand, clay/earthenware pipes or dilapidated secondary structures to be significant structures.

**Tree** means a perennial plant not less than 1 metre high with at least one self-supporting woody stem which is a plant of a species, variety or cultivar, any of the members of which, if permitted to grow to maturity, would generally have a height in excess of 3 metres.
Tree Protection Zone (TPZ) means the area around a tree required to protect the tree’s crown and roots during the construction process. The tree protection zone must be calculated in accordance with AS 4970 - 2009.

Tree Works Permit means a written notice issued to the applicant advising them of a determination relating to their application for tree works.

Urban forest means all trees and vegetation (both naturally occurring and planted) that occur within or near urban areas.

NB All references to Acts, Australian Standards, Policies, Strategies, MLEP 2011 and MDCP 2011 are to those documents as amended from time to time.
Appendix 1 - Submission Requirements for reports

Council may require, or you may wish to submit, additional information to ensure full consideration of your application for tree works. Council will take the information you provide into consideration when assessing your application. However it should not be assumed that because you have submitted additional information, Council will issue a Tree Works Permit or Development Consent.

Most often, Council requires a report from an arborist, structural engineer or plumber. However this Appendix does not contain a complete list of all reports that may be required by Council. You may be required to carry out further investigation or submit reports not specified in this Appendix.

This Appendix sets out the minimum qualification and content requirements for reports submitted to Council under this Part. Reports that do not comply with those requirements will not be accepted.

1.1 Arborist’s Qualifications

All assessments, reports and pruning specifications must be prepared by an arborist(s) with Australian Qualification Framework level 5 or equivalent in Horticulture (Arboriculture).

Project Arborists appointed to carry out work on land within the LGA must have Australian Qualification Framework level 5 or equivalent in Horticulture (Arboriculture).

All tree works must be undertaken by an arborist with a minimum Level 2 in Arboriculture, and any climbing works directly supervised by a person with a minimum Australian Qualification Framework level 3 in Horticulture (Arboriculture).

Council will not accept written reports from consulting arborists who undertake tree pruning or removal in the Marrickville LGA.

Before you employ an arborist you should check that the arborist(s) has those qualifications and meets the above guidelines.

1.2 Arborist’s reports

Council may require reports to be submitted as part of the assessment process for applications (either for a Tree Works Permit or for Development Consent) to carry out tree works on trees on private land. The types of arboricultural reports typically required are:

1. Tree Assessment;
2. Tree Risk Assessment;
3. Pruning Specification;
4. Root Mapping; and
5. Tree Monitoring.

Where development is proposed for a site upon which trees are located and/or within the tree protection zone of a tree on adjoining private or public land, Council typically requires the following types of arboricultural reports:

1. Pre-development Tree Assessment;
2. Arboricultural Impact Assessment;
3. Tree Protection Plan; and
NB Refer to ‘Australian Standard AS4970-2009 Protection of Trees on Development Sites’ for further guidance.

The minimum content requirements for all those reports are set out below.

### 1.3 Tree Assessment Reports

Council may require information as to the health and structural condition of a tree.

The report must be objective and contain at a minimum:

1. A site address;
2. Author’s contact details and qualifications;
3. Statement detailing who (person/s, organisation, company) commissioned the arborist to prepare the report;
4. Date of inspection;
5. Executive summary (for larger reports);
6. Statement outlining the aims of the report;
7. The methodology of investigation techniques used in the research and preparation of the report (such as VTA);
8. Identification of trees by a numerical value presented in table format that correlates to a site survey plan;
9. A corresponding detailed site survey plan (to scale, with the scale shown) showing the trees;
10. Identification of tree/s by genus, species and common name;
11. Stem diameter at breast height (DBH), measured at 1.4 metres above ground level;
12. A description of the tree/s:
   a. Height;
   b. Spread;
   c. Age class;
   d. Structure;
   e. Health;
   f. Form and habit;
   g. Evidence of previous pruning; and
   h. Presence of disease or pest infestation.
13. A discussion of the data collected that is substantiated with current arboricultural literature or factual evidence with supporting evidence (e.g. photographs, laboratory results and internal diagnostic testing);
14. An analysis of the tree’s retention value, including the tree’s useful life expectancy and any contribution the tree/s provide to the site and/or the locality in terms of its significance to the landscape and amenity;
15. If the report is prepared to support the removal of a tree, all available management options, including tree pruning or site modification to avoid the removal of the tree;
16. Recommendations. An explanation of why options are recommended or not recommended must be included; and
17. References used in the preparation of the report.

### 1.4 Tree Risk Assessment Reports

A tree risk assessment report may be required when the applicant considers that a tree presents an unacceptable risk. The report must be objective and quantify the
 unacceptable level of risk through an industry recognised methodology, in which risk is the product of:

1. the likelihood that the tree (or part of the tree) will fail within the foreseeable future;
2. the likelihood of that target being occupied; and
3. the magnitude of the expected consequence.

The report must contain at a minimum:

1. A site address;
2. Author’s contact details and qualifications;
3. Statement detailing who (person/s, organisation, company) commissioned the arborist to prepare the report;
4. Date of inspection;
5. Executive summary (for larger reports);
6. Statement outlining the aims of the report;
7. The methodology of investigation techniques used in the research and preparation of the report (such as QTRA);
8. Identification of trees by a numerical value that correlates to a site survey plan;
9. A corresponding detailed site survey plan (to scale, with the scale shown) showing the tree/s;
10. Identification of tree/s by genus, species and common name;
11. Consideration of the target (e.g. frequency of occupation, value of structures);
12. A description of any specific identified defects (e.g. the extent of branch decay or basal cavity);
13. Where a trunk or limb defect assessment is undertaken, strength loss calculations and cross section mapping must be included;
14. A discussion of the likelihood that the tree (or part of the tree) will fail within the coming 12 months (e.g. the propensity for live limb failure or wind throw due to root cutting), the likelihood of that target being occupied and magnitude of the expected consequence;
15. Recommendations for risk mitigation based on the observations made. An explanation of why options are recommended or not recommended must be included; and
16. References used in the preparation of the report.

1.5 Pruning Specifications

Tree pruning (of either the crown or roots) has a direct impact on the health, structure and viability of a tree. A tree assessment must always be carried out to determine the need for pruning.

All pruning specifications must include the following information:

1. A site address;
2. Author’s contact details and qualifications;
3. Statement detailing who (person/s, organisation, company) commissioned the arborist to prepare the specification;
4. Date of inspection;
5. Identification of the tree/s by a numerical value that correlates to a site survey plan;
6. A corresponding detailed site survey plan (to scale, with the scale shown) showing the tree/s;
7. Identification of the tree/s by genus, species and common name;
8. A description of the tree’s:
   a. height;
   b. spread;
   c. age class;
   d. health;
   e. structure;
   f. growth habit;
   g. distribution of foliage;
   h. stability; and
   i. growing environment.
9. Details of visible past pruning;
10. A discussion of the reasons for pruning;
11. A discussion of the potential impacts of the proposed pruning (e.g. on the health, structure, wind loading and amenity of the tree/s including reference to the timing of the tree’s biological processes and wound size);
12. An assessment of existing habitat and the potential habitat value of the tree or section of the tree being considered for pruning;
13. An assessment of the likely effects of any root pruning;
14. A specification of the type (pruning class) and amount of pruning to be carried out in accordance with AS4373-2007 Pruning of amenity trees; and
15. References used in the preparation of the report.

**NB** *Trees with hollows or other likely habitat may need further assessment by an ecologist or wildlife specialist in accordance with the Threatened Species Conservation Act 1995 (TSC Act)*

### 1.6 Root Mapping Reports

In some situations an assessment of the impact of the proposed works on the tree’s root system, and therefore health and structural stability of the tree, may be required by Council. That assessment can be carried out by excavation using minimally destructive methods (e.g. digging using small hand tools or Air-Spades) or non-destructive techniques (e.g. a ground penetrating radar). Potentially destructive machinery or tools such as mattocks and crow bars must not be used.

An assessment of tree roots will require a trench to be excavated to a sufficient depth as indicated by Council or to the maximum depth at which tree roots are likely to grow given the soil type and site conditions.

The report must contain at a minimum:

1. A site address;
2. Author’s contact details and qualifications;
3. Statement detailing who (person/s, organisation, company) commissioned the arborist to prepare the report;
4. Date of assessment;
5. Executive summary (for larger reports);
6. Statement outlining the aims of the report;
7. The methodology of investigation techniques used in the research and preparation of the report (e.g. excavation method);
8. A plan showing the location of all excavation lines in relation to the existing site conditions including points of reference and orientation details;
9. A section plan of the trench with X (depth) and Y (length) axis that shows all material found within the excavated area (for example, roots and pipes);

10. Photographs of the completed excavation line including points of reference to determine orientation and location on site;

11. A schedule of findings for each individual excavation line, that at a minimum includes:
   a. The total linear distance of the excavation line;
   b. The linear distance along the excavation that the root was located;
   c. The depth at which the root was encountered; and
   d. The diameter of the root;

12. A discussion of the findings;

13. Site specific recommendations based on the findings and discussion. An explanation of why options are recommended or not recommended must be included; and

14. References used in the preparation of the report.

1.7 Tree Monitoring Reports

Tree monitoring information may be required for the successful establishment of critical new plantings or for ageing or significant trees. An assessment of the health and structure of a tree sets a benchmark for future comparison. The report must include the minimum requirements set out in 1.3 Tree Assessment Reports, plus the following:

1. A photographic record of the tree and the growing environment including the date the photos were taken;
2. Detailed recommendations for site and/or tree remediation works (e.g. pest and disease control, irrigation, fertilising);
3. Recommended maintenance techniques to improve the tree’s health and condition;
4. Details of the monitoring period, schedule of works (including a time line), a log or diary showing all tree work and maintenance activities carried out over the monitoring period;
5. Details of any products (for example, soil type and supplier) to be used in the maintenance of the tree; and
6. References used in the preparation of the report.

1.8 Trees on Development Sites

1.8.1 Pre-Development Tree Assessment Reports

Council will require an assessment of the health and structural condition of all trees on a development site (and trees on adjoining private land and public land if the proposed development will encroach into the TPZ of those trees).

The report must be objective and contain at a minimum:

1. A site address;
2. Author’s contact details and qualifications;
3. Statement detailing who (person/s, organisation, company) commissioned the arborist to prepare the report;
4. Date of inspection;
5. Executive summary (for larger reports);
6. Statement outlining the aims of the report;
7. The methodology of investigation techniques used in the research and preparation of the report;
8. Identification of trees by a numerical value that correlates to a site survey plan;
9. A corresponding detailed site survey plan (to scale, with the scale shown) showing all trees on the site (and trees on adjoining private land and public land if the proposed development will encroach into the TPZ of those trees);
10. A description of site conditions;
11. Identification of tree/s by genus, species and common name;
12. Stem diameter at breast height (DBH), measured at 1.4 metres above ground level;
13. A description of the tree’s:
   a. Height;
   b. Spread;
   c. Age class;
   d. Structure;
   e. Health;
   f. Form and habit;
   g. Evidence of previous pruning; and
   h. Presence of disease or pest infestation.
14. A discussion of the data collected that is substantiated with current arboricultural literature or factual evidence with supporting evidence (e.g. photographs, laboratory results and internal diagnostic testing);
15. An analysis of the tree’s retention value, including the tree’s useful life expectancy and any contribution the tree/s provide to the site and/or the locality in terms of its significance to the landscape and amenity. The tree retention value of each tree must be made using an industry accepted method (e.g. SULE, Tree A-Z, STARS or SRIV);
16. A plan showing the retention values for each tree (colour coded); and
17. In accordance with Australian Standard 4970 - 2009 Protection of trees on development sites, for each tree on the site, and each tree on adjoining private and public land if the proposed development will encroach into the TPZ of those trees:
   a. Stem diameter measured above the root buttress;
   b. Recommended tree protection zone (TPZ) and structural root zone (SRZ); and
   c. Percentage of encroachment into each TPZ and details of any encroachment into the SRZ.
   This information must be clearly presented in table form.
18. A plan showing the retention values for each tree (colour coded);
19. A plan based on the site survey plan (to scale, with scale shown) showing the TPZ and SRZ of each tree;
20. Site specific recommendations for the design and construction of the development to avoid or minimise the adverse impact of the development on the trees based on the findings and discussion. An explanation of why options are recommended or not recommended must be included; and
21. References used in the preparation of the report.
1.8.2 Arboricultural Impact Assessment Reports

Council will require a comprehensive assessment of the impact of the development of trees on the site (and any trees on adjoining private or public land if the proposed development will encroach into the TPZ of those trees).

The report must be objective and contain at a minimum:

1. A site address;
2. Author’s contact details and qualifications;
3. Statement detailing who (person/s, organisation, company) commissioned the arborist to prepare the report;
4. Date of inspection;
5. Executive summary (for larger reports);
6. Statement outlining the aims of the report;
7. The methodology of investigation techniques used in the research and preparation of the report;
8. Identification of trees by a numerical value that correlates to a site survey plan;
9. A corresponding numbered plan (to scale, with the scale shown) showing all the trees on the site (and trees on adjoining private and public land if the proposed development will encroach into the TPZ of those trees);
10. An analysis of the architectural and landscape drawings and description of the proposed development including alterations to existing buildings, services, drainage and driveways, and the proposed building footprint;
11. A plan (to scale, with the scale shown) showing all trees to be retained, removed or transplanted (colour coded);
12. An accurate, comprehensive assessment of the likely impact of the proposed development on the trees on the site and trees on adjoining private or public land if the proposed development will encroach into the TPZ of those trees.
   The assessment must include:
   a. Details of any soil modifications (cut, compacted fill, excavations, etc);
   b. A discussion of the impact during building construction (hoardings, scaffolding, site and vehicle access etc);
   c. A discussion of the impact of the proposed buildings, infrastructure and stormwater drainage; and
   d. A discussion of the impact of the landscape modifications on the trees;
13. Recommendations as to design modifications and construction methods to minimise the adverse impact on trees to be retained; and
14. References used in the preparation of the report.

1.8.3 Tree Protection Plans

Council will require site specific tree protection measures to be provided for all trees on the site (and any trees on adjoining private or public land if the proposed development will encroach into the TPZ of those trees). The protection measures must comply with Australian Standard 4970 - 2009 Protection of trees on development sites.

The Tree Protection Plan must contain at a minimum:

1. A site address;
2. Author’s contact details and qualifications;
3. Statement detailing who (person/s, organisation, company) commissioned the arborist to prepare the Plan;
4. Statement outlining the aims of the Plan;
5. A plan based on the survey plan (to scale, with the scale shown) showing all the trees on the site to be retained and trees on adjoining private and public land if the proposed development will encroach into the TPZ of those trees;

6. Details of any pruning required for the proposed development or construction works, and a pruning specification containing the information set out in this Appendix under “Pruning Specification”;

7. Site specific recommendations in accordance with AS 4970 - 2009 Protection of trees on development site for tree protection for all trees to be retained. The proposed protection measures must protect the trees throughout the entire development and construction process (including the demolition and excavation stages);

8. A plan (to scale with the scale shown) showing the TPZ, and location and type of tree protection measures to be installed. The plan must include all trees on the site (and trees on adjoining private and public land if the proposed development will encroach into the TPZ of those trees); and

9. A Landscape Plan showing (where applicable);
   a. all trees to be retained and transplanted on the site;
   b. for all replacement tree plantings proposed:
   c. a replacement plant schedule (showing genus, species and common names and the expected mature dimensions of the trees within the Marrickville LGA); and
   d. planting location.

1.9 Structural Engineer's reports

Council may approve the removal of a tree where it is clearly demonstrated that the tree is directly causing or is contributing significantly to damage a significant structure on a site.

Where structural damage is alleged, a comprehensive and conclusive report from a certified structural engineer must be provided. The report must clearly show that the tree is the direct cause of existing identified damage to a significant structure.

If damage is claimed to be as a result of direct root contact, exploratory must digging to be carried out to confirm the presence of roots. All excavation shall be undertaken using minimally destructive methods (e.g. digging using small hand tools or Air-Spades) or non-destructive techniques (e.g. a ground penetrating radar). Potentially destructive machinery or tools such as mattocks and crow bars must not be used.

Reports that do not contain the minimum information specified below will not be accepted.

All Structural Engineer’s reports must be objective and include the following information:

1. A site address;
2. Author’s contact details and qualifications;
3. Statement detailing who (person/s, organisation, company) commissioned the report;
4. Date of inspection;
5. Methodology of investigation techniques used in the preparation of the report (e.g. details of consultation with other specialists such as arborists);
6. A description of the damage;
7. A discussion of findings including supporting evidence (e.g. photographs and findings made from exploratory digging). The alleged damage being caused by the tree must be substantiated based on technical and scientific evidence.
Generic statements about damage that may be caused by trees will not be accepted. The report must identify the mechanism of damage to the structure and consider all factors contributing or likely to contribute to the condition of the structure including:

a. structural design;
b. construction materials;
c. the age and condition of the structure;
d. soil classification and qualities;
e. quality of drainage and the presence of leaking pipes;
f. maintenance of the structure;
g. the size of the tree;
h. the distance of the tree to the damage; and
i. any other contributing factors.

8. A discussion of the available abatement strategies and viable solutions to allow for the retention of the tree based on the findings;

9. Site specific recommendations. An explanation of why options are recommended or not recommended must be included;

10. Where appropriate the structural engineer should liaise with a consulting arborist to assist in developing a strategy to retain or protect the tree; and

11. References used in the preparation of the report.

1.10 Plumber’s Reports

Where it is claimed that damage to a plumbing system has occurred due to tree roots, Council recommends that closed circuit television (CCTV) “drain camera” investigation to be carried out by a licensed plumber.

Plumber’s reports must be prepared by plumbers who hold current license issued by the NSW Office of Fair Trading. Reports prepared by an unlicensed plumber or reports that do not contain the minimum content specified below will not be accepted.

Plumber’s Reports should include the following information:

1. A site address;
2. Author’s contact details and qualifications;
3. Statement detailing who (person/s, organisation, company) commissioned the plumber to prepare the report;
4. Date of inspection;
5. Methodology of investigation techniques used in the preparation of the report;
6. A copy of the property’s drainage diagram;
7. Details of age, type and depth of the existing pipes or drainage system;
8. Details of the damage alleged and point of entry of the tree roots. CCTV drain camera evidence must be included to show the damage and presence of tree roots within the pipes or drain. The evidence must conclusively show that significant damage has initially occurred as a direct result of the tree;
9. A discussion of alternative repair methods (including pipe modification, line redirection and relining or resleeving). Options for reparation that may permit retention of the tree/s must be discussed in the report; and
10. Site specific recommendations based on the observations made. An explanation of why options are recommended or not recommended must be included.