



Tree inclined

Impact of development at 3/22 Corbys Rd, Kettering on nearby trees

-Revised assessment

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1. Terms of reference

- This assessment of potential impact by residential development at 3/22 Corbys Rd Kettering on nearby trees was prepared for Lachlan Spencer , owner of the property.
- The proposed development includes: i) house construction, including excavation and retaining wall construction, ii) dam decommissioning and earthworks iii) driveway construction , iv) AWTS system and discharge area infrastructure installation.
- Trees included in this report are limited to native species with trunk diameter greater than 0.25 m at 1.5m above the ground growing within 15 m of the proposed works.
 - Ground based inspection of the trees was completed on 17/07/2024.
- Drawings used for this assessment were:
 - Location Plan, Drw. No DA-00, Rev 5 15/10/2024 by AKA Architects
 - Wastewater System- 3/22 Corbys Rd, Kettering, June 2024 by Doyle Soil Consulting

2. Findings summary

The proposed works have potential to impact on nine nearby trees, including two trees standing in neighbouring properties.

Construction of the proposed design would result in the removal of five black gums of high conservation value. The modest size of the property, location of the existing trees and dam, proposed dwelling and services infrastructure all contribute to the necessary removal of these trees.

Tree 5 is expected to satisfactorily cope with an encroachment of 13% over its TPZ. Retention of this tree is encouraged.



Figure 1. Aerial view of 3/22 Corbys Rd, Kettering (ListMap).

3. The proposed development and nearby trees



Figure 2. Marked up Site Plan by AKA Architects.

NOTES

All works to comply with the NCC and current Australian standards.

Title: 182800/3
 PID: 9906530
 Council: Kingborough
 Planning Zone: 12.0 Low Density Residential

Overlays: Biodiversity Protection Area
 Bushfire Prone Area
 Landslide Hazard Area - Low

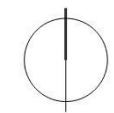
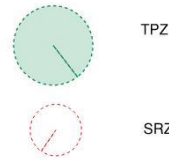
Contours shown at 1m intervals.


AREAS:
 Dwelling: 170m²
 Deck: 38m²
 Carport: 52m²
 Total footprint: 222m²
 Site: 2628m²
 Site coverage: 8%

BUSHFIRE HAZARD MANAGEMENT

The design and construction of the development must comply with the general construction requirements prescribed within Section 5 of the Australian Standard for the Construction of Buildings in Bushfire Prone Areas and the specific construction requirements prescribed for Bushfire Attack Level 12.5 within Section 5 of this Standard.

BHMA distances:
 North: To boundary
 East: To boundary
 South: To boundary
 West: To boundary



 www.aka-architects.com.au	4/245 Elizabeth St Hobart, TAS 7000 0408 634 822 andrew@aka-architects.com.au Contact	Accredited Designer	SAMANTHA OWEN & LACHLAN SPENCER Client	22 CORBYS ROAD, KETTERING Project	LOCATION PLAN Drawing	1:500 @ A3 Scale	GW / AK DB / CB Rev	5 15.10.2024 RFI	DA-00 Drawing No.
								3 06.09.2024 RFI 2 14.08.2024 RFI 1 30.04.2024 Planning Issue	

The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.

4. Potential impact of the works on nearby trees

TREE	SPECIES	Sig.	DAB	DBH	H/S	SRZ	TPZ	FEATURES	ENCROACHMENT	Enc %	Ret.	Rem_Reas
1	E. ovata	H	0.67	0.59	F/F	2.8	7.1	Trunk leans to south-east. Decay in trunk at 4 m above the ground. Poor crown form, heavily biased to south-east. Moderate size dead branches.	Car port / dwelling	>50	N	Within dwelling footprint
2	E. ovata	H	0.83	0.63	F/F	3.1	7.6	Trunk leans to north-east. Decay in lower trunk. Bark dieback on large upper crown scaffold.	Car port / dwelling	>50	N	Within dwelling footprint
3	E. ovata	H	0.87	0.68	P/F	3.1	8.2	Trunk leans to north-east - heave apparent on western side of root plate. Poor crown form. Crown includes large dead branches - in decline.	Car port / dwelling	>50	N	Within dwelling footprint
4	E. ovata	H	0.65	0.54	F/P	2.8	6.5	Heavily decayed tall stump with mature re-growth. Trunk has failed in the past at 5 m above the ground.			N	Poor structure - Hazard
5	E. ovata	H	0.79	0.64	F/F	3	7.7	Historic storm damage - large wound on upper trunk. Long scaffolds.	Deck, Raised bed	13	Y	
6	E. ovata	H	0.75	0.64	G/G	2.9	7.7		Deck	>50	N	Within deck footprint
7	E. pulchella	VH	1	0.82	F/P	3.3	9.8	Trunk leans to south. Extensive decay in lower trunk and primary roots. No hollows observed.	Drainage and AWTS discharge area infrastructure	>50	Pos. - see section 5	

REE	SPECIES	Sig.	DAB	DBH	H/S	SRZ	TPZ	FEATURES	ENCROACHMENT	Enc %	Ret.	Rem_Reas
10	E. globulus 'Compacta'	H		0.62	G/G		7.4	At 25A Selbys Rd			Y	
11	E. globulus	VH		0.81	G/G		9.7	At 25A Selbys Rd	Cut-off drain	2	Y	
S								Old stump				

Tree - tree number in attached plans
 Species - botanical name of tree
 SIG. - Conservation significance as directed by Kingborough Biodiversity Offset Policy 6.01. VH – very high, H - high
 DAB - trunk diameter above root flare (m)
 DBH - trunk diameter over bark at approximately 1.4m above the ground (m)
 H/S - assessment of tree vitality / structure (G- good, F- fair, P- poor, D- dead)
 SRZ - structural root zone radius (m)
 TPZ - tree protection zone radius (m)*
 FEATURES - key points affecting the tree's potential for maintenance within the scope of the proposed development
 ENCROACHMENT - Nature of the encroachment over trees' TPZ
 Enc % - proportion of the TPZ impacted by proposed works
 RET. - retention recommendation (Y – yes, to be retained; N – no, tree to be removed, Pos. – possible, conditional)
 Rem_Reas - reason for the removal recommendation

- SRZ and TPZ dimensions were guided by AS 4970-2009, Protection of trees on development sites.

5. Tree protection measures

- There is adequate scope for establishment of tree protection zones within 3/22 Corbys Rd around trees 10 and 11.
 - The TPZ's should be clearly marked with barrier tape and generally exclude:
 - excavation,
 - movement by machinery,
 - storage or disposal of building materials.
 - Excavator access along the footprint of the cut-off drain within the TPZ of tree 11 is permissible and has been considered as part of this assessment. It is unlikely that large roots (>50mm in diameter) of tree 11 will be exposed during this excavation. Any exposed roots should be cleanly cut with a saw beyond the excavator damage.
- **Tree 5** TPZ will be impacted by deck construction – pier footings and a sleeper retained raised planter bed. An exclusion zone should be set up around this tree along the edge of the planter bed and up to 1m beyond the northern edge of the deck footprint to facilitate construction.
 - Limitations to TPZ access and storage outlined above must be followed.
 - Machinery use for pier footing excavation is permissible from within the footprint of the dwelling and driveway. Otherwise, the deck and sleeper retaining wall post footings are to be excavated by hand.
- **Tree 7** stands within the footprint of the proposed AWTS discharge area. The cut-off drain will have a significant impact on the tree's root volume and natural downslope water flow to the east. Retention of this tree is possible with the reticulation infrastructure within the TPZ of tree 7 installed along the existing soil surface and covered with mulch, essentially forming a mulch bed that could be further planted out, if desired. The AWTS discharge will provide supplementary irrigation, off-setting to some degree the root damage and change to soil drainage patterns caused by the cut-off drain.
 - In ground installation of the reticulation infrastructure within the TPZ of tree 7 is expected to cause excessive damage to the tree's roots. Inground installation within the TPZ would necessitate removal of tree 7.