

19 Lloyd Road (cnr. of Plane Tree Road), Springvale.

Arboricultural Impact Assessment

A Report to ;



Prepared by ;



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Ref. 21/408.

Proposed Child Care Centre, 19 Lloyd Road, Springvale.

1 Introduction

Mark D. McCrone, consulting Landscape Architect, has been engaged by Mr. Mark Lajdes, to undertake an arboricultural impact assessment for proposed works to build a Child Care Centre and ancillary vehicular access on the property 19 Lloyd Road, Springvale. The results of this assessment are recorded and discussed in the following report.

2 Report Background, Purpose and Scope

A Development Application (DA 21/0335) is before The Council of the City of Wagga Wagga (CCWW) to build a Child Care Centre and ancillary vehicular access on the property 19 Lloyd Road, Springvale. CCWW has requested further information to supplement that already supplied, particularly with regard to trees proposed to be removed from the development site. The proponent, Mark Lajdes, has requested that the author inspect the development proposal site, assess selected trees and provide information to assist in addressing CCWW concerns.

As background information, Development Design Drawings and CCWW correspondence regarding the development have been provided to assist in this report's preparation. The subject site and its vegetation were inspected and photographed on 21 July, 2021.

Mr. Lajdes has requested, to augment information currently before CCWW;

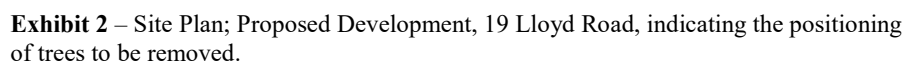
- an appraisal of selected trees on the development site to facilitate any works required to comply with the provisions of the Wagga Wagga Development Control Plan, 2010 (*Section 5 - Natural Resource and Landscape Management, Sub-section 5.2 - Preservation of trees*); and
- considerations relating to vegetation that are contained in the provisions of the Wagga Wagga Local Environmental Plan (WWLEP), 2010, to supplement the development's Statement of Environmental Effects.

The location of the property is shown in Exhibit 1. A Development Site Plan, illustrating the proposed development, is included as Exhibit 2. Exhibit 3 illustrates (the eastern portion of) the site's current vegetation cover & trees possibly impacted by the proposed development.



Exhibit 1 – Locality Plan; 19 Lloyd Road, Springvale.

Source; <https://six.lands.nsw.gov.au>



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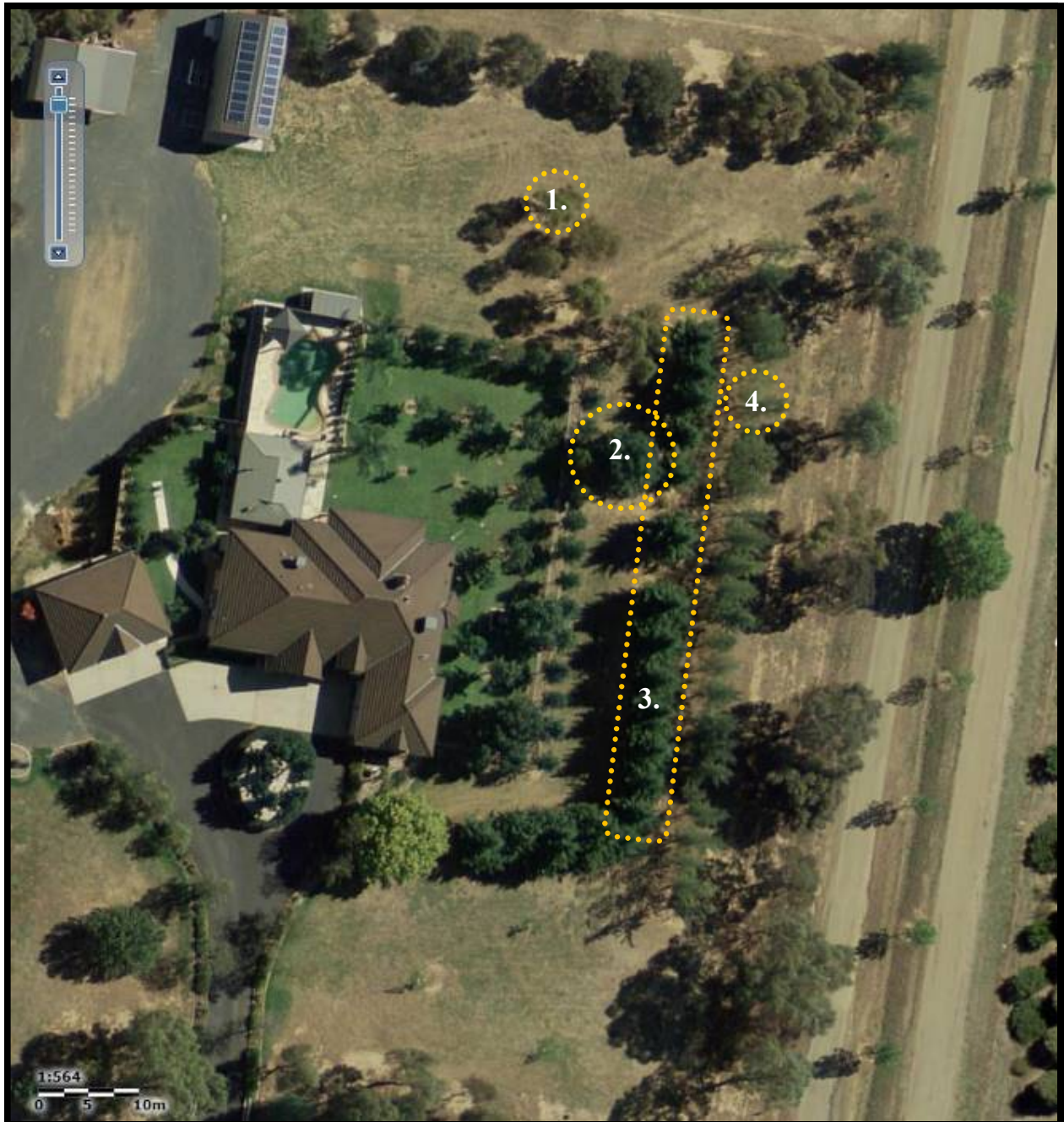


Exhibit 3 – An aerial photograph of (the eastern portion of) 19 Lloyd Road. The trees discussed in Section 4 of this report are highlighted and numbered.

Source; <https://six.lands.nsw.gov.au>

3 Tree Recording & Condition Description

There are sixteen trees on the development site proposed to be removed to facilitate the development's construction.

Individual recording for each tree involved the following. Each tree was identified to species, their diameter at breast height (DBH) was measured and any detectable "defects" were noted. Tree heights have been estimated using a Sunto Clinometer. Any tree defects were established by an "on ground" inspection for symptoms and decay; neither excavation for root crown investigation, nor an aerial inspection of the trees' canopy, was conducted. A visual recording (via photography) of all trees' current physical form was also undertaken and is presented in Section 4.

A "Tree Condition" rating (outlined below) was also attributed to the trees. It should be emphasised that this rating relates to the tree's condition at the time of assessment. The rating is a product of both the tree (its health) and the surrounding conditions. Changes to either the tree or its environment may result in a change to the Tree Condition

The following "Tree Condition" categories were utilized to describe the general condition of trees on the development site;

Good – a tree of good habit, a form not severely restricted for space and light, physically free from the adverse effects of predation by pests or disease, obvious instability or structural weaknesses, and is expected to continue to live in much the same condition as at the time of inspection provided conditions around it do not alter greatly.

Fair – a tree of good habit or misshapen, a form not severely restricted for space and light, has some physical indication of decline due to the early effects of predation by pests or disease, or has suffered physical injury that may be contributing to instability or structural weaknesses. Such a tree may recover with remedial works where appropriate, or may stabilize or improve over time, or in response to the implementation of beneficial changes to its local environment.

Poor – a tree of good habit or misshapen, a form that may be severely restricted for space and light, exhibits symptoms of advanced and irreversible decline due to the effects of predation by pests or disease, or has suffered physical injury that has lead to instability or structural weaknesses. Such a tree may decline further to death regardless of remedial works. Physical deterioration is characterised by a proportionate increase in susceptibility to, and predation by, pests & disease against which the tree cannot sustain its dynamic mass.

4 Description of the trees' current condition

Tree Reference No. (Refer Exhibit 3 & Section 4)	Scientific Name	Common Name	Height (m)	DBH (cm)	Condition (Refer to Section 3)
1	<i>Eucalyptus oleosa</i>	Red Mallee	9	15 (av. of 2)	Fair
2	<i>Fraxinus</i> Raywood	Claret Ash	12	32	Good
3	<i>Cupressus X leylandii</i>	Leyland Cypress	10-12	NA	Fair
4	<i>Casuarina cunninghamiana</i>	River Oak	10	21	Poor

Table 1 – Species & physical condition of the trees proposed to be removed from the development site. The tree numbering used to identify the trees in the above Table is as shown in on the plan included as Exhibit 3.

4.1 – Tree 1



Exhibit 4 –Tree 1 (in foreground) is a Red Mallee (*Eucalyptus oleosa*) in Fair condition. It is proposed that other trees within the copse illustrated will be retained.

4.2 – Tree 2

Tree 2 is a young Claret Ash (*Fraxinus Raywood*) in Good condition.



Exhibit 5 – Tree 2; a Claret Ash (*Fraxinus Raywood*).

4.3 – Tree 3

Tree 3 is an avenue of Leyland Cypress (*Cupressus X leylandii*). The avenue was probably planted to form a tall hedge and provide visual privacy for the residence on the property. There are some “gaps” in the avenue, with the individual trees being of varying condition. It is proposed to remove the thirteen stems that currently make up this avenue.



Exhibit 6 – Tree 3; an “avenue” / tall hedge of Leyland Cypress (*Cupressus X leylandii*).

4.4 – Tree 4

Tree 4 is a River Oak (*Casuarina cunninghamiana*) that is part of a line of River Oaks to the east of the Leyland Cypresses (No. 3). Due to a structural weakness, caused by storm damage to the tree's main stem (see Exhibit 7), the tree is rated as being in Poor condition.



Exhibit 7 – Tree 4; a River Oak (*Casuarina cunninghamiana*) with a structurally compromised stem, caused by prior storm damage (**Inset**).

5 Discussion and Recommendations

5.1 – Discussion

To accommodate the construction of the proposed building, vehicular access ways and parking areas detailed on the Development Design Drawings (Exhibit 2), the trees described in Section 4 would need to be removed to physically accommodate the construction.

Two of these trees (Nos. 1 and 4) are Australian native species, although only one, the River Oak (*Casuarina cunninghamiana*), is “locally” native. All other trees proposed to be removed are ornamental exotic species.

5.2 – Planning provisions

The following considers the vegetation described in Section 4 under the provisions of relevant planning controls in CCWW.

5.2.1 – WWLEP 2010 Clause 7.3 – Biodiversity

The WWLEP 2010’s Clause 7.3 requires consideration of;

(a) any potential adverse impact of the proposed development on any of the following—

- (i) a native vegetation community,*
- (ii) the habitat of any threatened species, population or ecological community,*
- (iii) a regionally significant species of plant, animal or habitat,*
- (iv) a habitat corridor,*
- (v) a wetland,*
- (vi) the biodiversity values within a reserve, including a road reserve or a stock route,*

The removal of sixteen trees, fourteen of which are exotic species, does not constitute an “adverse” biodiversity impact of any of the circumstances listed in Clause 7.3. Furthermore, the perimeter of the subject property has previously been planted with native trees, none of which will be impacted by the proposed development. This perimeter native vegetation constitutes a canopy cover of approximately 2,800m² (see Exhibit 8).

5.2.2 – WWDCP (2010), Sections 5.2 (Preservation of trees) and 5.3 (Native Vegetation Cover)

Under the provisions of the Wagga Wagga DCP (20105) the removal the trees described in Section 4 requires consent to be granted by Council.

As illustrated in Exhibit 8, the proposed tree removals will have negligible impact on the property’s native vegetation cover, and the requirements of Section 5.3 have already been met and will be maintained by the proposed development.

The proposed tree removals will also have negligible impact on the streetscape amenity from Plane Tree Drive (see Exhibit 9).

Given all the above it is our submission that the tree removals proposed and described in this report warrants support.

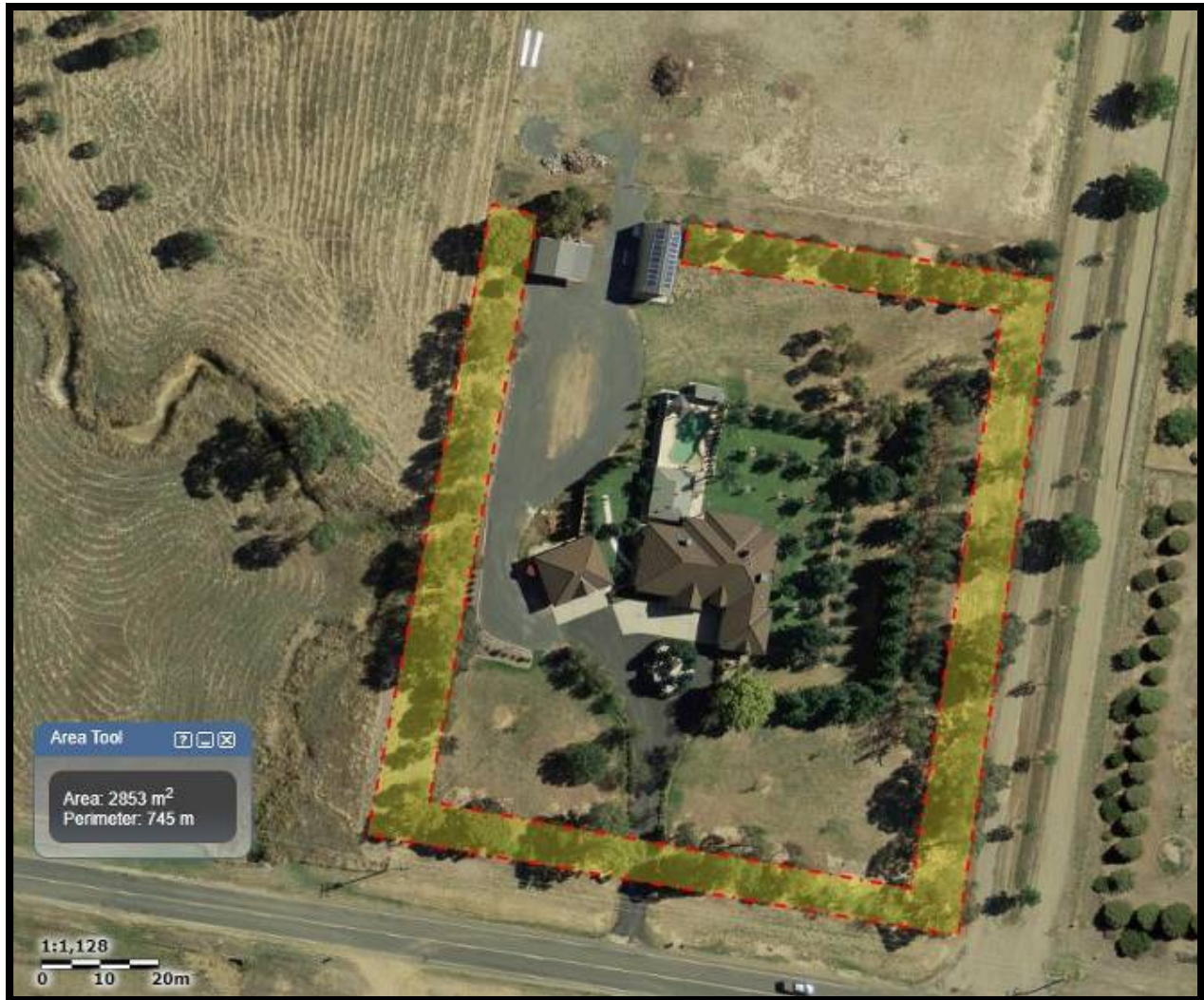


Exhibit 8 – Approximate area of canopy cover of the “perimeter planting” of native trees on the property 19 Lloyd Road.

Source; <https://six.lands.nsw.gov.au>



Exhibit 9 – A view to 19 Lloyd Road from Plane Tree Drive. The property’s perimeter tree planting (foreground) and the avenue of River Oaks (middle ground) will be retained by the development proposal. The proposed removal of the Leyland Cypress “behind” (to the west of) the River Oaks will have negligible impact on the streetscape of this road frontage of the property.

Finally it is noted that no tree can be guaranteed 'risk free'. All trees represent some degree of risk. Arboriculture is not an exacting science; rather it is an educated interpretation of the interaction of edaphic and environmental circumstances which are, of course, subject to change over time. This report documents such an interpretation of evidence available at the time of the trees' inspection.



Mark McCrone
July 2021.

6 Further Information

Further details or clarification with respect to any matter raised by this report may be obtained from **Mark McCrone** on 04 0790 7958.

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