

Specialist Investigations

Several specialist investigations pertaining to the subject site have been undertaken prior to this site investigation. These reports have been reviewed and summarised to inform the LDA and prospective buyers. Full copies of the reports can be found in **Appendix D**.

6.1 Tree Assessment Report; Redbox Design Group (July 2016)

Redbox Design Group were engaged by Cardno to undertake tree assessment and survey of the subject site which identified and classified the trees within the proposed development areas. The report found that at the time of inspection 2 of the 20 trees present at the site were classified as being regulated under the Tree Protection Act (2005). The existing tree stock on site displayed a wide variance in quality of poor to excellent health.

Regulated trees are those that meet any of the following criteria:

- Located within leased land;
- 12m or more in height;
- Trunk circumference of 1.5m or more at 1.0m above ground level;
- Crown width of 12.0m or more; or
- Has two or more trunks and the total circumference of all the trunks is 1.5m or more at 1.0m above ground level.

As regulated trees are protected under the Act, they will require review and approval from TCOS prior to being removed from the site. While most of these trees will require removal based on the provided development footprint, it is noted that some of these trees will fall within the designated landscape areas not affecting the proposed buildings and should be incorporated into the design.

A copy of the report and plan showing regulated tree locations is attached within **Appendix D**.

6.2 Preliminary Environmental/Ecological Assessment; Robert Jessop (April 2013)

A preliminary environmental/ecological assessment report was prepared by Robert Jessop Pty Ltd for the LDA to describe the general ecological characteristics of, and identify potential ecological constraints associated with, the proposed release of Block 1 Section 45 Chapman for development.

Some information provided within this Preliminary Environmental Assessment is now superseded by the Tree Assessment Report and this Site Investigation Report. As such, only information relevant to the currently proposed development is expanded upon below.

There are no issues associated with the development that would warrant a referral under the Commonwealth EPBC Act or that would trigger the requirement for an EIS under the ACT P&D Act.

The subject site is modified by past land uses but contains mature trees likely to provide habitat for common fauna species that use tree hollows as nesting sites.

The site contains registered tree(s). The tree(s) are protected under the ACT Tree Protection Act and any proposed development would be required, subject to advice from the Conservator/TCOS who may approve tree removal, to ensure the tree was not damaged or that no prohibited activities were undertaken within the tree protection zone.

From an environmental perspective, it is recommended that development planning considers the retention of the mature hollow bearing trees and as much of the areas immediately surrounding the trees as is practicable. The trees contain important habitat for common native fauna and the areas surrounding the trees are most likely to support native grasses and forbs, and regenerating trees.

A copy of the Preliminary Environmental Assessment report is attached within **Appendix D**.

Site Investigation Report Example

M Woodhall



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