INFORMATION SHEET

Construction Impact Statement

1. What is a Construction Impact Statement?

A Construction Impact Statement is an assessment of the effects that a proposed structure would have, were it built, on trees existing on a site or on immediately adjacent sites. The Statement details impacts such as percentage of root loss, due to excavation, percentage of canopy loss and the impact of any necessary pruning to accommodate the propose structure. It should deal with both the immediate impacts of a proposal and the long term effects.

2. When is a Construction Impact Statement required?

This document would be required when any of the proposed works, including installation of stormwater systems, are to be located within the calculated Tree Protection Zone of a tree protected by the Tree Preservation Order.

Council may also identify the necessity for the submission of a Construction Impact Statement following preliminary assessment of your application. If you have used the Pre DA process, the need for this document will, in most cases, have been identified at that time.

3. Who should prepare a Construction Impact Statement?

A Construction Impact Statement is to be prepared by an Arborist with a minimum qualification of Australian Qualification Framework Level 4. All statements are to include the name of the Arborist who actually undertook the site inspection and carried out the assessment, their qualifications and contact details.

4. What should be included in a Construction Impact Statement?

Construction Impact Statements must address all the likely effects of a proposed development on each tree, located both on the subject site and within immediately adjoining properties, where relevant.

At a minimum, Construction Impact Statements must address the following issues;

a) The effect of any proposed excavation on the root systems of any relevant trees.

b) Any potential effect on the canopy of trees. This may include a necessity to prune to accommodate the bulk and scale of a building or to provide construction access. A pruning specification detailing the works required is to be included.

c) The predicted effects that any variations to overland flow patterns (water) may have on trees located on the site, or on immediately adjoining sites, where relevant. This may include assessment of the effects of sites where dewatering is proposed. In these cases, where reinjection is proposed, the location and effect of the reinjection points is to be addressed.