

**Project Tree Management Plan – for Development at
680, 682, 686, 688 East Street and 165 Alexandra Street East Albury, NSW 2640.**

Introduction

There is planned development by NSW Department of Planning and Environment, Land and Housing Corporation at five joining properties identified as 680, 682, 686, 688 East Street and 165 Alexandra Street East Albury, NSW 2640. This Project Tree Management Plan is developed to support and manage the issues surrounding the development and the 4 trees identified for retention – following the Arboricultural Impact Assessment Report dated 05/04/2022 that supports the Development Application.

- This Tree Protection Plan should form part of the overall Project Management Plan.
- A total of 17 Trees are on site prior to demolition phase.
- Trees numbered 1, 10 13 and 17 from the Project Drawings are to be retained and protected.

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The following Table 1 is an extract of the 4 trees to be retained.

Table 1 – Tree Assessment Detail – Trees to be retained and Protected.

Tree No Location	Species Origin Age Class Dimensions D/H/C (m)	Enviro Rating	Condition & ULE	TPZ (m)	Tree Comments	Significant Tree	Retention Value	Development Impact and Recommendations
1 Fence joining 680 East in 672 East Street In joining property to project	<i>Fraxinus excelsior</i> (Desert Ash or European ash) Mature - Exotic. 0.58 x 15 x 14	Low	Good to Fair 20+	7 m	Tree in joining property – stem centre about M from fence. Not fully inspected due to limitation of access. Stem diameter estimated Tree presents as sound with long life expectancy. Species listed as undesirable under ACC Tree preservation	Not significant	Low to Medium	- TREE TO BE RETAINED AND PROTECTED. - Storm Water impacts to manage inside TPZ - Demolition and construction new fence - Project Tree Protection Plan applies – impacts acceptable but require management
10 In 160 Eastern Court east fence of 684 East st	<i>Fraxinus excelsior</i> (Desert Ash or European ash) Mature - Exotic. 0.5 x 15 x 14	Low	Good to Fair 20+	M	Tree in joining property – stem centre about M from fence. Not fully inspected due to limitation of access. Stem diameter estimated. Species listed as undesirable under ACC Tree preservation	Not significant	Low to Medium	- TREE TO BE RETAINED - Impacts to be managed – demolition and construction of new fence 2 % encroachment one side only - See tree Protection Plan
13 Front Yard of 684 East Street	<i>Eucalyptus blakelyi</i> (Red Gum) Large mature tree – indigenous to site – possibly remnant 0.85 x 20 x 20	High	Good 40+	10.2	Large tree with high environmental values. No defects noted in tree - vigour fair to good condition good Important tree in the local ecosystems	Significant	Very High	- RETAIN AND PROTECT TREE. - Impacts to manage including building footprint and storm water 12.5% encroachment from buildings and pathways - See Tree Protection Plan – impacts acceptable if managed.

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Tree No Location	Species Origin Age Class Dimensions D/H/C (m)	Enviro Rating	Condition & ULE	TPZ (m)	Tree Comments	Significant Tree	Retention Value	Development Impact and Recommendations
17 163 Eastern Circuit East Fence of 165 Alexander	<i>Fraxinus excelsior</i> (Desert Ash or European ash) Young - Exotic. 0.3 x 10 x 8	Very low	Good ULE Unknown	3.6	Tree in joining property outside project. Tree could not be properly evaluated due no access. Species listed as undesirable under ACC Tree preservation	Not significant	Likely Low	- TREE TO BE RETAINED AND PROTECTED. - Building footprint inside TPZ – 10.8 % encroachment to TPZ one side only – acceptable impact. - Demolition and construction of new fence. - Project Tree Protection Plan applies

TPZ – Tree Protection Zone specified area above and below ground and at a given distance from the trunk set aside for the protection of the tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

SRZ - Structural Root Zone – the area around the base of a tree required for the tree's stability in the ground - calculated in meters radially from stem centre.

From *Australian Standard 4970-2009 Protection of Trees on development*

Limitations & Intent

At the point of development not all potential or real tree impacts can be determined and it needs to be noted that over the life of the project issues are likely to be encountered where impacts to TPZ can occur. The primary intent of the plan is to provide a structured approach to the project and ensure that works within the TPZ areas are identified prior to the work occurring and in consultation with the project arborist and that impacts are appropriately minimised and ameliorated. Specific methods and ameliorations for trees will be dependent on the specific impacts, site conditions and environmental conditions at the time.

TABLE 2 – TREE PROTECTION PLAN			
	STAGE	Time line	Person Responsible
	Planning Stage – Pre Demolition or Construction works.		
1.1	<u>Appoint Project Arborist.</u> Arboriculture Consultant with required AQF Level 5 or higher qualifications needs to be sourced and appointed to assist the site manager and project manager in the implementation of this plan and project. If compliance certificate is required at project completion then the Project Arborist will be required to attend site for specific issues to verify compliance.	4-6 Weeks prior to any demolition or construction works	Project Manager
1.2	<u>Planning Meeting</u> Project Arborist and Site Manager/Project Manager will be required to determine the following matters; a) Positive identification of all trees onsite, those approved for removal and those identified for retention – Table 1 – Trees to be retained. b) A scale drawing is contained at the conclusion of this plan. Ensure that it is current version for project. c) Initial Identification of known potential impacts inside the TPZ including service locations, and removal of current infrastructure in demolition phases. d) Determine fencing and other delineation methods for protection of TPZ and tree stems, and canopy as required. Some canopy pruning may be required. e) TPZ – no entry Signs for attaching to fencing and barriers. f) Identification of any trees that will require specific protection measures such as stem protection, canopy protection. g) Identification of trees where there are notable changes in soil/ground levels, cuts or fills, and including final landscape design construction. h) Traffic and construction machinery flow that may conflict with the TPZ i) Storage of top soils, fill and other materials that may encroach the TPZ j) Agreement on when the Project Arborist needs to be consulted during	1-4 Weeks prior to any demolition or construction	Project Manager Project Arborist

	STAGE	Time line	Person Responsible
	the construction phases. k) Identification and planning of trees that will require pruning (or other specific works) prior to any construction works. l) Determine details for all worker and contractors site induction relative to Tree Protection measures.		
1.3	<u>Implement Protection Measures.</u> a) Install TPZ barriers. a. Individual tree fencing to be installed with sign to prevent entry and any works – contact phone number for entry permit. b. Delineation of groups of trees with signs erected c. Consult <i>Australian Standard 4970-2009 Protection of trees on development sites Section 4</i> - as required for details and methodology. b) Conduct pruning and any other determined measures required for the 4 trees. AQF Level 3 Arborist will be required to conduct pruning works. <u>IT IS HIGHLY RECOMMENDED THAT TREE 13 HAVE PROTECTIVE TIMBER FITTED TO THE STEM SYSTEM TO PROTECT IT FROM PHYSICAL DAMAGE AS THE DEVELOPMENT WILL SURROUND THE TREE.</u>	Prior to demolition or construction commencing in that stage or area.	Project Manager Site Manager. Project Arborist Project Arborist.
1.4	<u>Known or anticipated works inside TPZ.</u> a) Determine and agree upon measures to protect tree where known demolition work is to occur in side TPZ zones.	Prior to any works inside TPZ	Site Manager and Project Arborist OR Contractor involved
1.5	<u>Site Induction Requirements for all workers.</u> a) All workers on site, permanent or temporary are to have included in site induction the requirements of Tree Protection Zones b) Process to gain access to TPZ	As required	Site Manger
1.6	<u>Landscape Design.</u> Landscape design drawings should be reviewed by the Project Arborist for	Prior to final landscape design	Landscape Designer and Project Arborist.

TABLE 2 – TREE PROTECTION PLAN			
	STAGE	Time line	Person Responsible
	potential or real impacts to the trees. Consensus should be reached between Landscape Designer and Project Arborist on final landscape.		
	HOLD POINT – TREE PROTECTION MEASURES NEED TO BE INSTALLED AND VERIFIED BY PROJECT ARBORIST PRIOR TO DEMOLITION.		
2.0	Demolition and Construction Phases.		
2.1	<u>Demolition and removal of services inside any TPZ.</u> Earth works cut or demolition of buildings or removal of infrastructure/services the tree needs to be inspected for exposure of roots that are 75 mm or greater and the roots need to be clean cut to lessen the possibility of decay into the larger root systems.	Ongoing.	Site Manager Project Arborist
2.2	<u>Maintenance of TPZ Fencing and delineation barriers.</u> - During walk arounds and site inspections fencing, signs and barriers are to be maintained. - There is to be no storage of materials or use of TPZ for any purposes by workers, contractors or the project.	Ongoing	Site Manager and Site Supervisor
2.3	<u>Requirements for works inside TPZ.</u> - It should be acknowledged that some works inside the TPZ of some trees will be required. - Prior to any works commencing the project arborist shall be consulted and the works planned with due consideration to the preservation of the TPZ and root zone or canopy of the tree. Mitigation measures will be developed.	Ongoing	Site Manager and Project Arborist.
	HOLD POINT – ALL WORKS WITHIN THE TPZ NEED BE APPROVED BY PROJECT ARBORIST – PRIOR TO ANY WORKS COMMENCING.		
2.4	<u>Specific activities not permitted inside TPZ.</u> The following common activities should not occur inside the TPZ or near the TPZ where the activity will impact the TPZ. Machine excavation and specifically unapproved trenching – running of services, power water, gas communications should be planned to occur	Ongoing	Site Manager and Site Supervisor. Contractors and all workers.

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	STAGE	Time line	Person Responsible
	outside the TPZ. It is not only detrimental to the tree at the time of installation – but later in life if the service is required to be dug up there is further damage to the root system. • Excavation for silt fencing • Cultivation • Storage of any materials, parking of vehicles, plant or equipment. • Preparation of any chemicals, cement products, mortar or the like • Refuelling of vehicles, plant and equipment • Dumping or storage of wastes • Washing down of plant or equipment • Placement of fill, sand or other materials • Lighting of fires • Installation of utilities, signs or other infrastructure • Any physical damage to the tree canopy or stem. <i>Source – adapted from AS 4970</i>		
2.5	<u>Sign off of works inside TPZ</u> a) Site Manger and any contractors concerned should gain formal acceptance by the Project Arborist (email or other acknowledgment) for mitigation measures where works are required inside the TPZ. <u>This will specifically apply to Tree 1 & 13 as storm water services are planned within the TPZ.</u> <u>Trees 1, 10 and 17 are required to have renewed colour bond fencing close to the stem. Trenching should not occur this close.</u> b) Project Arborist needs to conduct inspection of works and DEVELOP mitigation measures where appropriate to ensure that tree protection measures are implemented and tree vigour is maintained.	Ongoing	Project Manager Contractor Project Arborist

TABLE 2 – TREE PROTECTION PLAN			
	STAGE	Time line	Person Responsible
3.0	Landscape construction Phases.		
3.1	<u>Review and Agree on Landscape Construction Methods.</u> - Landscape Contractor is to provide details on construction methods, machinery etc., that may lead to impacts on the TPZ and tree. - Methodology is to be accepted by the Project Arborist or agreement reached on changes. - Any changes of soil levels inside TPZ need to be advised and reviewed. - Any mitigation measures agreed upon and implemented.	Prior to commencement of landscape construction	Landscape contractor Project Arborist. Project Manager
4.0	Project/stage completion.		
4.1	<u>Inspection of tree/s and documented findings.</u> - Project Arborist should inspect the final result at point of completion and document the health of the tree and any salient matters, or further recommendations. - Verification of compliance – Certificate issued (as required)	Immediately prior to handover.	Project Manager Site manager Project Arborist

References and Terminology.

Australian Standard 4970-2009 *Protection of Trees on development sites.*

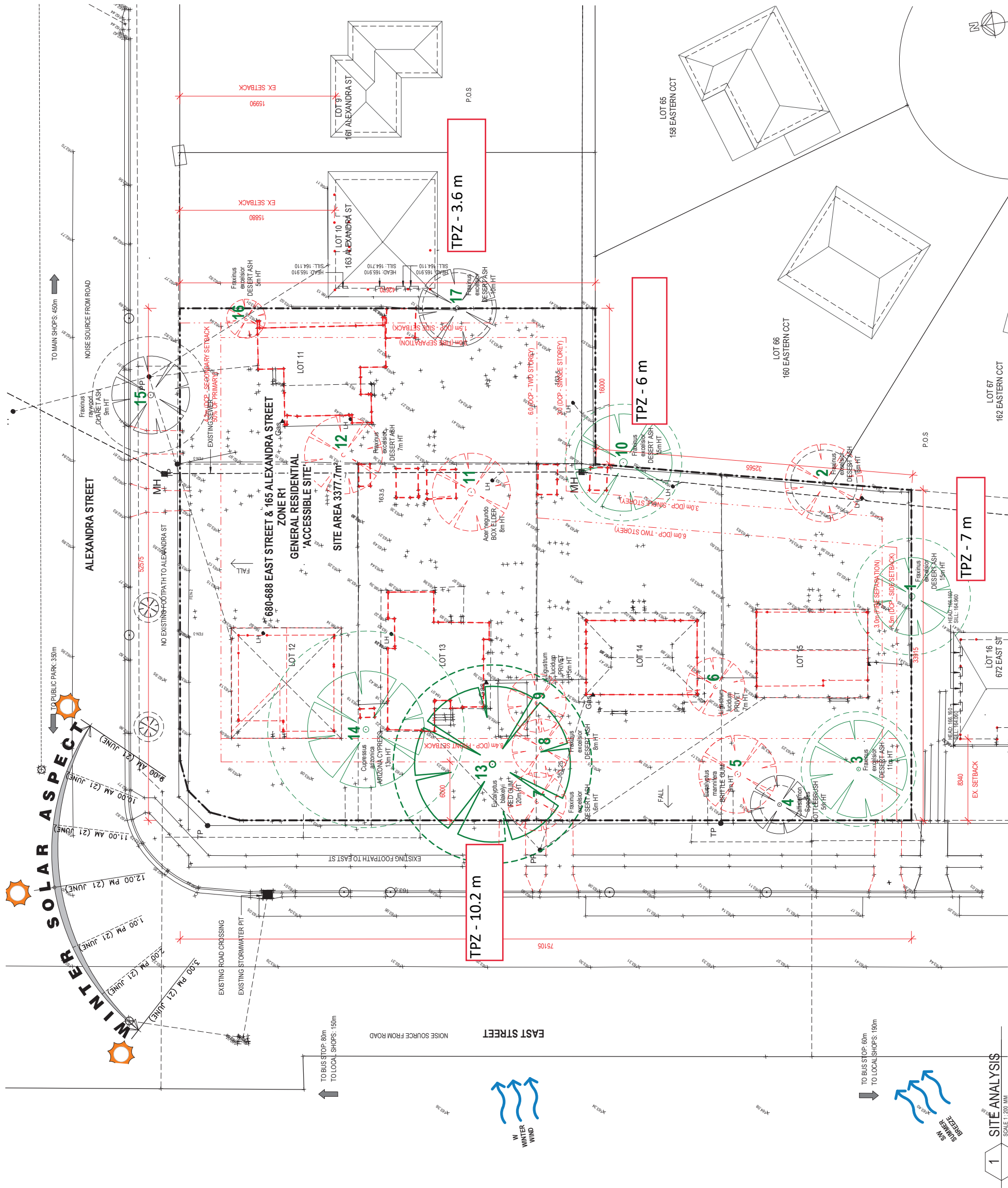
Australian Standard 4373 -2007 *Pruning of Amenity Trees.*

Arboriculture Impact Assessment - LAHC Proposed Development - East St and Alexandra St East Albury – 05/04/2022

Drawing - BGXPC_East St East Albury Architectural R4. - Adapted by WR for tree layout below.

Closing notation.

It should be acknowledged that this is a draft Project Tree Management Plan, and subject to approval by the approval authority and other influences; the specific contents may be required to change.



SITE CHARACTERISTICS & POTENTIALS	
•	THE CHARACTER OF SURROUNDING DEVELOPMENTS CONSISTS OF DETACHED SINGLE STOREY & TWO STOREY RESIDENTIAL DWELLINGS
•	SITE IS IN CLOSE PROXIMITY TO BUS STOPS IN BOTH DIRECTIONS
•	SITE IS IN CLOSE PROXIMITY TO LOCAL SHOPS
•	RELATIVELY FLAT SITE AIDS ACCESSIBILITY WITHIN THE SITE (0.27m CROSS FALL FROM WEST TO EAST)
•	SITE IS NOT FLOOD AFFECTED, LOTS DRAIN TOWARDS FRONT OF THE LOTS ON EAST STREET
•	EXISTING TREES IN CENTRE OF SITE PROVIDE PLEASANT OUTLOOK
•	EXISTING NEIGHBOURS ARE SINGLE STOREY, WITH MINIMAL OVERSHADOWING
•	APPROX. 13 ON-STREET PARKING SPACES (7 ON EAST STREET, 6 ON ALEXANDRA ST)
SITE CONSTRAINTS	
•	LARGE EXISTING TREES ON SITE - HIGH RETENTION & MEDIUM RETENTION VALUE
•	VEHICULAR NOISE FROM EAST STREET
•	AIRCRAFT NOISE (PROXIMITY TO ALBURY AIRPORT)
•	EXISTING SEWER; NEW BUILDINGS MAY NEED TO BE BRIDGED OVER



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PARAMATTA NSW 2124
Ph 1800 738 718
www.dpie.nsw.gov.au/land-and-housing-cooperation

NOMINATED ARCHITECT:	SIGNATURE:	DATE	REVISION
MICHAEL BULLEN	5	07-03-22	REVISED FOR HOUSING SEPP
	6	28-10-21	REVISED FOR PART 5
	4	15-09-21	ISSUE FOR PART 5
	3	24-08-21	FOR CO-ORDINATION
	2	19-07-21	FOR INFORMATION
	REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.			

CLIENT

**NSW PLANNING & ENVIRONMENT
LAND & HOUSING CORPORATION**

CONSOLE TWO ENGINEERS

GREENVIEW CONSULTING PTY LTD

LANDSCAPE CONSULTANT

PRECINCT LANDSCAPES

PROJECT

**DEVELOPMENT OF 24 UNITS UNDER SEPP
HOUSING 2021**

680, 682, 684 & 688 East Street & 165 Alexandra
Street, East Albury, NSW

LOTS 11, 12, 13, 14 & 15 in DP 243192

TITLE

SITE ANALYSIS

STATUS

DATE

SCALE

PROJECT NO

PROJECT NAME

OWNER

SK

MB

REV

SKETCH DESIGN

07-03-22

1:200

MB

AG

SK

AT

AG

DA02