ARBORICUTURAL IMPACT ASSESSMENT

For 2023-25 DEVELOPMENT AT;
984,988 Corella St & 310,314 Swan St North Albury NSW 2640.

Prepared for
HOMES NSW

Report Dated 24 February 2025 - Version 4.

Key updates/ changes - updated plans, additional of Trees A & B (off site) specific impacts to trees 34 and 48 addressed. V3 - Tree C at 306 Swan added for impact assessment. V4 - Final Plans issued – updated.

1. INTRODUCTION.

Homes NSW control the 4 properties listed below in North Albury NSW 2640; identified as

- 984 Corella Street
- 988 Corella Street
- 310 Swan Street and
- 314 Swan Street

The 4 properties are adjoining on the corner of Swan and Corella Streets. There is a proposal for demolition of the 4 existing dwellings and development of a new residential complex.

A preliminary arboriculture assessment was undertaken and reported in October 2023 to assist in the planning process. An arboriculture impact assessment is now prepared based on the final design and plans for the development for submission with the development application.

2. SCOPE AND PURPOSE.

The site was formally inspected on 17 October 2023.

This report and its findings are designed to provide the following matters;

- Accurate identification of tree vegetation and tree condition
- Evaluation of the site tree population relative to their contribution to the environment, amenity, cultural and any other identified values
    - identify trees with high retention values and
    - maximise retention of existing canopy coverage
- An impact evaluation on the existing tree population
- Indicative tree protection measures for retained trees - basis of Tree Protection Plan and recommendations for other issues identified.

Arboriculture Impact Assessment for development overview;

a. Step 1. Preliminary Assessment Report. All trees are individually accessed and graded for their values, condition, life expectancy, significance within the environment and landscape; stem diameter, canopy coverage and other salient data is gathered and compiled in Annexure 1 - Tree Data File. A conclusion on their individual retention value is made - Table A in this report will provide a summary of the information from Annexure 1. Ideally a Preliminary Arboricultural Report is prepared for this purpose to assisting planning of a development and which specific trees are of the highest significance and retention value.

b. Step 2. Review tree values and existing tree retention The information and conclusions on tree values should be used to guide planning processes to maximise retention of existing trees; and specifically higher value trees, and be used as a guide as to the likely impact assessment.

c. Step 3. Impact Assessment Report. Once the development plan is determined or finalised then an impact assessment report is prepared for submission with the DA.

a. Each tree is then reviewed in the context of the development footprint and other relevant plans/issues and determination is made as to what trees require removal to accommodate the development;
b. What trees can be retained with impacts to manage
c. What trees are unlikely to be impacted.
d. *Australian Standard 4970 -2009 protection of trees on development sites* is used as s a guide and interpretation as to what impacts can be managed and typical tree protection measures.
e. *Annexure 1 will be updated and provide all specific tree information and data and impacts on each tree*
f. A summary of the tree impacts is then provided - Table B will provide a summary cross reference to table A - Tree retention values against development impacts.
g. The Impact Assessment Report is developed for submission with the development application to provide the planning authority with detailed information as to the arboricultural impact, and any subsequent loss of the tree values within the environment and landscape of the proposed development including canopy coverage or other relevant details to that site.

d. Step 4. Tree Protection Measures. The Tree Impact Assessment report will provide guidance and in some instances specific tree protection measures that are required to be developed as part of a Tree Protection Plan.
e. Step 5. The Tree Protection Plan cannot be fully developed until the final conditions of consent and demolition and construction methods are known. Normally the Tree Protection Plan will be a condition of consent, and the appointment of a Project Arborist. The Project Arborist should prepare the Tree Protection Plan, based on the Impact Assessment Report, Conditions of consent, demolition and construction methods and any other salient site issues including installation of services and utilities.
    a. The tree protection plan should form part of the construction/demolition project plan.

The following drawings were supplied and form the basis of the interpretation of the impact assessment and are reproduced at the conclusion of the report to aid in tree location and identification. Mark-up has been added where relevant.

SITE PLAN. 310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW. Project BH2CY - Homes NSW. ***Sheet DA04*** Rev D. Brewster Murray Pty Ltd. Dated 07/02/2025.

GROUND FLOOR PLAN. 310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW. Project BH2CY - Homes NSW. ***Sheet DA05*** Rev F. Brewster Murray Pty Ltd. Dated 07/02/2025.

LANDSCPAE PLAN WEST & EAST 310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW. Project BH2CY - Homes NSW. TYP LA Sheet 1 & 2. Rev D. Brewster Murray Pty Ltd. Dated 20/02/2025

GROUND FLOOR DRAINAGE PLAN 310-314 Swan St and 984-988 Corella St Noth Albury. Proposed Homes NSW Development. Greenview Consulting Darcy St Paramatta NSW. Sheet C03. Rev 1. Dated 7/02/2025.

Diagram one provides identification of the site, the proposed footprint of the development and the impacted trees.

Annexure 1 – Tree Data File provides a detailed list and evaluation criteria of the trees surrounding the development - which can be found at the conclusion of the report.

Albury City Council Development Control Plan 2010 Part 5 applies. (ACC 2023).
A tree is noted at 3 meters or more. Subsequently all vegetation that is 3 m or more in height has been logged and reported.

Visual Trees Assessment (VTA) was utilised as the mode of inspection. VTI is the mainstay of tree hazard identification and management and is the most suitable method of evaluation of this type of situation (Lonsdale 1999). No underground inspections were conducted.

Exclusion - Tree 34 at 984 Corella Street was assessed from the public area as the resident was not receptive to visitors. This is not considered a notable problem, but the stem system was estimated not measured.

Interpretation of impacts and recommendations are based on the author's interpretation of *Australian Standard 4970-2009 Protection of trees on development sites*.

3. SITE CONDITIONS AND BACKGROUND.

The 4 identified lots form a rough rectangle of land about 3400 square meters. The lots have typical single story dwelling buildings with generous front and rear yards. The existing tree population is somewhat scant, the vast majority of the tree vegetation is well less than 10 meters in height. Only 2 trees with some stature were identified within the property boundaries. There is no remnant or endemic tree vegetation, and 1 NSW Native Tree was identified, although it is listed in the ACC DCP as exempt species.

Fruit trees make up a considerable portion of the trees, and quite a number of trees have seeded on site from bird dropping activity. No trees with high or very high significance are identified.

ACC Trees within the area are also logged, and a line of trees on the east boundary of 306 Swan Street are evaluated as they may be impacted by development at 310 Swan Street.

Diagram 1 – Site location - with the four existing dwellings/lots. Survey area indicated by white line. ***Source - Adapted from NSW Spatial Mapping 2023.***

4. Summary of Tree Assessment and Evaluation.

- 48 trees or data points have been identified, logged and evaluated.
- Each tree is individually graded for its retention values within the development area based upon a range of criteria as detailed within *Annexure 1 – Tree Data file* contained at the conclusion of the report. The following Table A is a summary of 48 trees retention values.

Table A – Summary of Tree Evaluation

Evaluation Category	Descriptors	Tree No's
Retain Priority	• A tree with High or very High significance • Strong positive amenity and/or other values – normally long life expectancy. • Replacement very long term 60 - 100 years or more • Removal would be very difficult to justify	nil
Retain	• Tree with moderate or high significance • Positive Amenity values and/or other values with longer life expectancy • Replacement long term 40 - 80 years. • Removal would be difficult to justify.	1,12,31,33 and 37 (ACC Trees) 48 (306 Swan) Tree A & B & C
Retain if Possible	• Tree with some positive landscape, amenity or other values • In fair to good condition with some useful remaining life. • **OR** a younger semi mature tree in Excellent or good condition with long life expectancy or expected contribution. • However if the impost on the development of retention is very high or the development impact on the tree is high then removal or replacement can be considered a valid decision. • On balance of considerations the tree is worth retaining.	34
Remove	• The tree is normally in poor condition with short useful life expectancy, or • Structurally unsound to a point not worth effort of ameliorating. OR • A small tree where the impost of retention is not justified. It would easily be replaced in 0-5 years. • At this point a new tree is normally considered a better long term option.	2,14,16,17,19 29,32,39,40

Remove Priority	• An insignificant tree (shrub) - very small or • the tree is in very poor condition or a weed species or • structurally very poor or short useful life expectancy • a replacement tree/s is a far better option	3 to 11 13,15,18, 20 to 28 30,35,36,38 41 to 47

Key Points of Evaluation.

- 6 of the 48 Data points or trees are located outside the boundary of the development.
    - 5 ACC Trees and 1 line of 14 trees (tree reference 48) are evaluated for retention - all these trees are outside the boundary of the development - but some impact may well be expected.
- No remnant or endemic species are identified.
- There are no trees evaluated with High or Very High Significance.
- 41 are identified as exotic origin
- 2 trees qualify as NSW Natives - trees 2 and 34.
- 42 data points or trees are within the development site.
    - All trees within the development side except tree 34 are evaluated as remove or remove priority. The following reasons apply.
        - 22 of the 42 trees are exempt species under ACC DCP
        - 8 of the 42 trees are weed species.
        - 12 of the 42 trees are small, insignificant or easily replaced in the short term - less than 5 years.
        - 18 of the trees are fruit trees.
- Interestingly - Tree 34 is evaluated as Retain if possible, it is a large tree NSW Native, in fair condition with reasonable useful life expectancy, but also an exempt species under ACC DCP - *Grevillia robusta* (Silky Oak).
    - Effectively the tree can be removed.
- There are no trees within the development site that are recommended for retention or are not exempt species.
- There are effectively only two trees that qualify as medium or large in size.
- Based on a nominal canopy diameter, theoretical Canopy coverage is estimated 1095 square meters. This includes the ACC trees and equates to about 30% canopy coverage.
- Tree A has been added to this report - ACC Tree - Retain.
- Tree B has been added to this report - a 2.5 m high monocot (*Yucca species*) 1 m from boundary inside 315 Plover street.
- Tree C has been added - unidentified tree - indicative dimensions indicating less than 6 m tree protection zone - centre of canopy more than 6 m from lot boundary.

Photo 1 - Tree 1 Lagerstroemia indica - ACC Street tree - example of a tree evaluated as 'Retain' and will require some protection measures during development.

Photo 2 - Tree number 48 - a Row of Ornamental Pear Trees - evaluated as 'Retain' located inside 306 Swan Street - joining the boundary of the development. The row of trees provide an excellent visual and amenity barrier will need some consideration in the design as discussed below.

Photo 3 and 4 Tree identification 6 - Primary stem is Acer negundo (Box Elder maple) - however in lower photo it can be seen that there are 4 separate trees. Tree 6 is identified dads Remove Priority base on exempt species and secondary weed species.

Photo 5 and 6 - Tree identification 19 - Acer negundo (Box Elder maple). The only tree described as medium in size. Does offer shading to both existing dwellings, however the stem has grown into the old fence, and the species is listed in ACC DCP as exempt. Tree evaluated as 'Remove'. Demolition processes would be very difficult in any attempt to retain.

Photo 7 - Tree identification 20 - Prunus species (Peach). Example of one of many fruit trees evaluated 'Remove or remove priority'.

Photo 8 - Tree identification 34 Large Grevillea robusta (Silky Oak). Tree has some negative issues, but does offer useful life expectancy of 15 plus years. Interestingly the tree is a NSW native tree, but listed as exempt species by ACC DCP. Tree is evaluated as retain if possible, it has an indicative TPZ of 7.2 meters. It is the only large tree within the development area. The tree can be removed as an exempt species if required.

Exhibit 1 - Tree A now included in assessment.
Triadica sebifera (Chinese Tallow). Albury City Council street tree - Tree Protection Zone 3.36 meters. Stem more than 3.36 m from development boundary - indicted by arrow.
Source - Adapted from Google Street view image dated May 2023.

Exhibit 2 - Tree B now included in Assessment.
Yucca Species located 1 m outside development boundary in 315 Plover Street address. Small 2.5 m tall monocot.
Source - adapted from Google Street view image dated May 2023.

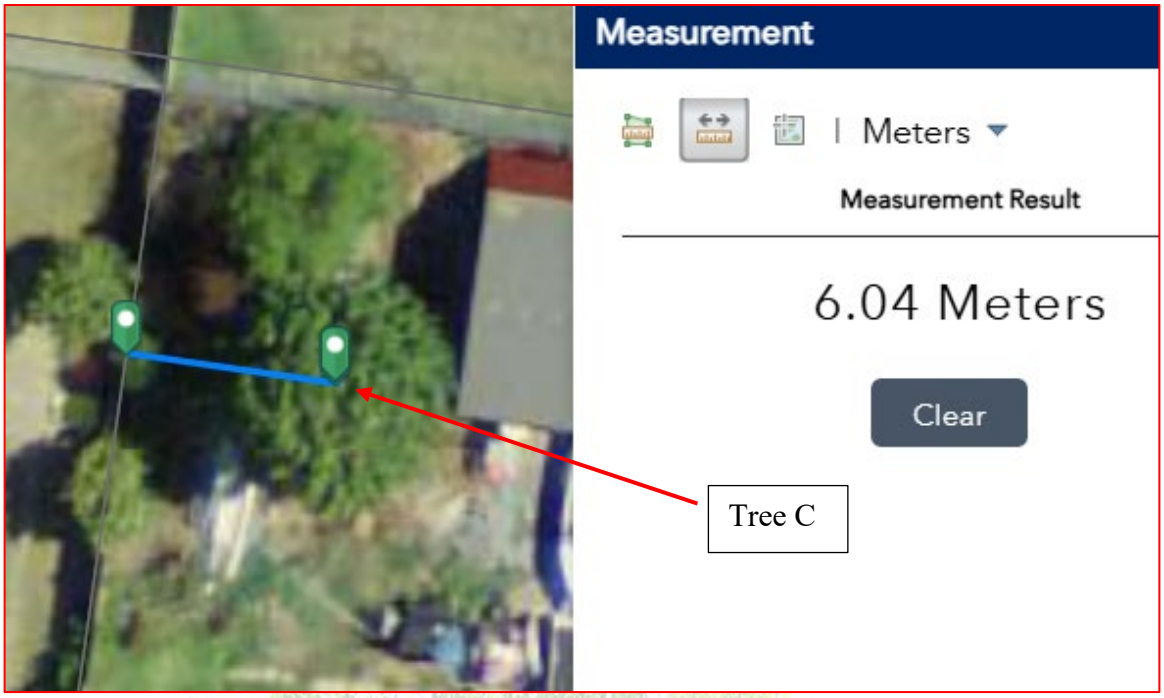


Exhibit 3 - Tree C - Unidentified tree in back yard of 306 Swan Street. *Tree stem and canopy is located well away from the development boundary - Green pin on left - and the TPZ of the tree will be in typical distance of 4 to 5 meters. Any works within the Development site will have no impact on this tree C. (Source - NSW Spatial Mapping -2025)*

5. SUMMARY OF PROPOSED DEVELOPMENT.

The proposal is to demolish the existing 4 dwellings and construct two 3 story unit blocks to greatly increase the number of effective dwellings. Primary access will require construction of two driveways off Swan Street, and a car park is to be constructed on the north east corner of the site. Subsequently all of the existing tree/shrub vegetation within the internal portion of the site is required to be removed to accommodate the new buildings and driveway and car park.

Tree 34 - Medium to large *Grevillia robusta* (Silky Oak) is the only tree within the development footprint to be retained. It is also the only tree evaluated with some retention value.
Trees in joining properties are to be retained. Existing Council street trees and locations have been respected.

There is proposal to construct new permitter colour bond 2 m high fence and to trench inside the east boundary 900 mm to 1 m to facilitate storm water discharge from the rear of the property (OSD Pipe). This has potential to impact tree 48 - the line of 14 Pear Trees within joining property 306 Swan Street.

The building footprint and hard landscaping has some impact on the Tree Protection zone of tree 34.

6. SUMMARY OF DEVELOPMENT IMPACTS.

Table B provides a summary of the cross reference of trees grading (Retention Value) against the development impact.

TABLE B - CROSS REFERENCE OF INITIAL TREE EVALUATION AND DEVELOPMENT IMPACT.						
	Initial Evaluation.					
DA Impact	**Remove Priority**	**Remove**	**Retain if possible**	**Retain**	**Retain Priority**	**Grand Total**
Remove - Direct Conflict	32	9				41
Retain - Impacts to Manage			1	6 B		7
Impacts unlikely				A & C		
Grand Total	**32**	**9**	**1**	**6**		**48**

Following Key matters are reported.

- Trees A, B & C are now recommended for retention and are to be retained.
    - Proposed car park will encroach the theoretical TPZ of tree B by 17%.
- All existing trees/shrubs planned to be removed by the development are graded as *remove priority or remove.*
- All 5 ACC Street trees graded as **Retain** are to be retained
- Tree ID 48. Line of Pear Trees located in 306 Swan Street the neighbouring property. The tree stems are located 1 meter from the boundary of the development site. The design of the development as respected the advised TPZ of these 14 existing trees by including green space on the east boundary of the development site to aid in tree root retention and further development opportunity and infiltration of water into the soil profile. Impacts to manage.
- The one tree within the development area - Tree 34 was graded as *Retain if Possible* - it is intended to retain this tree - impacts to manage.
- The removal of the 41 small trees and shrubs will result in the loss of existing canopy coverage estimated about 840 square meters.

7. FINDINGS AND RECOMMENDATIONS.

A. TREE RETENTION OR REMOVAL DECISIONS.

Existing site trees that are of some age, have good structure and longer life expectancy should be considered for retention and protection unless there is a compelling reason to remove them. New trees cannot replace such trees within short space of time. The loss of tree benefits and

public amenity is immediate and replacement time frames are in the order of decades for larger trees.

Alternatively trees in poor condition and/or with short useful life expectancy are normally recommended for removal on the basis that the effort and cost of retention through the development is not commensurate with short term amenity value, or risk a tree may pose if it fails. Removal of the tree and establishing a new tree with a long life expectancy is a better option. Additionally the tree in poor condition often has little ability to cope with significant changes in its root zone from the development impact.

Where trees have major impacts to the tree protection zone then removal is likely the best alternative unless the tree is significant and specific measures and resources can be developed to assist the tree through the development.

It should be noted that the calculated tree protection zone (TPZ) is for the most part the minimum space required for the tree to maintain viability and stability, and the actual tree root zone will in most instances extend well past the calculated TPZ; meaning that if the development encroaches up to the TPZ a large amount of roots and root space is still lost for the tree.

B. TREE REMOVALS.
    a. It is recommended that as Per Annexure 1 - Tree numbers are removed - 41 reference points.
        i. Reference numbers 2 to 11 inclusive.
        ii. Reference numbers 13 to 30 inclusive.
        iii. Reference numbers 32, 35, 36
        iv. Reference number 38 to 47 inclusive.

C. TREE RETENTION.
    a. Tree 34 is the only tree on the development site that is to be retained. Tree Protection measures will be required through the demolition and construction phases.
        i. The estimated incursion of the TPZ form the building footprint and the hard landscaping is 14%. This is considered tolerable provided adequate tree protection measures are implemented and adhered to. The following matters are taken into consideration.
            1. The tree presents with good vigour and leaf coverage. It currently has significant root space to the west and south well in excess of the Tree Protection Zone. This is to be maintained.
            2. Some of the hard landscaping will be in form of 100 mm deep concrete slab that will be formed above existing ground level - and severance of existing root systems should be minimal.
    b. The 5 ACC Street Trees are to be retained and will require Tree Protection Measures through the demolition and construction phases.

c. Tree reference number 48 - the line of 14 Pear Trees within 306 Swan Street will also require tree protection measures.
    i. Removal of the existing Fence should have limited impact on the trees.
    ii. Boring of new post holes in the order of 100-150 mm should also have minimal impact on the tree root systems.
    iii. Trenching for the installation of OSD storm water pipe 900 mm to 1 m from the boundary line is a tolerable impact as this will equate to about 5 to 10% incursion of the Tree Protection Zone.
    iv. This is considered tolerable impact on the following basis.
        1. The trees are relatively young trees in good condition. Irrigation is obviously provided from the owner side. Root systems would be expected to be strong inside the joining property.
        2. The only water currently available to the trees from the development site is natural rainfall. Root systems on the development site would be considered to be less than the owner side.
        3. The trenching for the OSD will be just inside the tree protection zone and incursion of 5-10% expected - this is considered tolerable.
d. Trees A and B are to be retained and will require tree protection measures.
e. Tree C is well clear of the development and will not require any tree protection measures.

D. <u>THE LOSS OF THE EXISTING TREE BENEFITS.</u>

a. Existing tree canopy will not only be replaced, but should be greatly increased by the proposed Landscape Plan - which is allowing for 30 Tree species and 300-400 shrub species. Tree canopies and shrub vegetation could easily be expected to reduce ground surface temperatures in the order of 20 degrees Celsius in summer periods which in turn results in effective mitigation of radiant heat and the urban heat sink effect. (Kaluarachichi et al 2020).

E. <u>TREE PROTECTION MEASURES.</u>

Tree Protection measures will be required to maintain the health and viability of the trees identified for retention. At this point the planning it is not possible to provide a detailed and final Tree Protection Plan - as final approved drawings/plan are not known and construction methods and access points are not known. Draft Measures are provided to from the intent and known measures at this point for the Tree Protection Plan which needs to be fully developed in consultation with the demolition/construction methods.

Tree Protection Measures that need to be considered for the **Tree Protection Plan** include.

1. A Project Level 5 Arborist should be appointed prior to the demolition and construction phase to review the conditions of consent, final drawings and develop the Tree Protection Plan.
2. The Tree Protection Plan should from part of the project plan for the Demolition and Construction phases.
3. All trees marked for retention/removal need to be positively identified on site before demolition occurs to ensure that the correct trees are removed and retained.
4. Trees identified for retention should have effective Tree Protection fencing effected prior to commencement of demolition and construction - at the limit of the TPZ - or the limit of identified and planned works within the TPZ as specified below. Exhibit 3 below applies.
5. There should be no parking of vehicles, or plant or storage of any materials within the TPZ fenced area of the retained trees.
6. TPZ zones should be clearly sign posted as 'No go Zones'.
7. TPZ zones should form part of the site worker induction.
8. Specific measures and work methods will need to be developed in relation to all trees identified as *Impacts to Manage*.
    a. Amelioration for root loss may require periodic irrigation of these trees depending on specific environmental conditions prevailing at the time.
9. Some construction hold points and attendance of the Project Arborist to site would be prudent for trees with moderate significance or trees located on joining lands (306 Swan Street and ACC street Trees) so that appropriate measures are adhered to and tree vitality is maintained through and past project completion.
    a. Excavation works inside the SRZ can lead to tree destabilisation and whole tree failure.
10. There should be no trenching or excavation works within the TPZ without prior consultation with the Project Arborist to evaluate the impacts on the trees. This specifically includes, trenching for services, electricity, water, gas communications sewer or irrigation pipes, general earth works, including landscaping, that disturbs the soil profile.
11. Boring of post holes in the order of 100 to 150 mm diameter for the erection of boundary fence posts are identified as an acceptable impact within the TPZ, but not excavation of soil for the laying of strip footings.
12. Any specified pruning, or clearance pruning of trees for machinery operation should be considered as part of the Tree Protection Plan and conducted before commencement of any works so that an effective tree protection barrier (fence) can be installed and the canopy not damaged by demolition or construction process.

a. Arborist with Level 3 qualifications (Certificate III) should be engaged to conduct the pruning so that it is conducted in accordance with *Australian Standard 4373 -2007 - pruning of amenity Trees.*

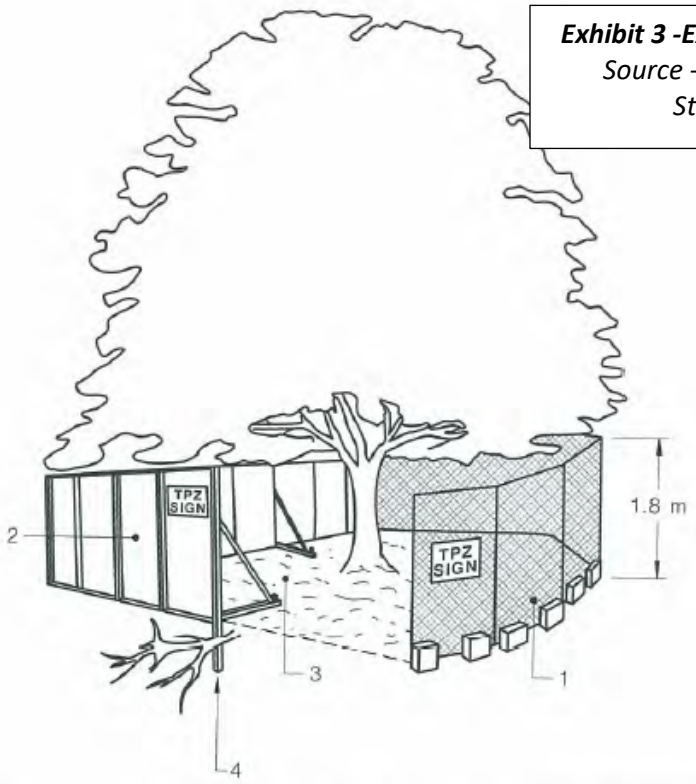
13. Tree 34 Specific Measures anticipated.
    a. Fencing as depicted below shall be erected around the permitter of the tree as follows.
        i. North side 4.5 meters from the stem (to the edge of the building footprint and
        ii. 7 meters in west and east directions and
        iii. To the development boundary south side of tree.
    b. The project arborist will need to be consulted for changes to the fence location and construction requirements and amelioration measures for construction works and hard landscaping works. Depending on environmental conditions at the time of construction mitigation actions such as irrigation may be required.
14. Tree 48 - Line of Pear Trees in 306 Swan Street and Tree B.
    a. The TPZ fence shall be erected 1 meter inside the east boundary of the development.
    b. Any movement of the fence shall require approval and input from the project arborist.
    c. Removal of the existing perimeter fence, installation of the new permitter fence and Trenching north south for installation of the OSD (Stormwater Pipe) parallel with the east boundary shall be supervised by the Project Arborist.
        i. The maximum encroachment to the tree stems is 1.9 meters.
        ii. Boring of 100-150 mm holes for fence posts is considered an acceptable impact as the only impact is the hole.
        iii. Trenching of the boundary fence line for a strip footing is NOT Acceptable.
            1. If a strip footing is to be used it is to be placed above existing grade with no trenching.
            2. The Project arborist is to be consulted with the design if a strip footing is to be included.
    d. Depending on environmental conditions at the time of the works amelioration measures may be required such as additional irrigation.
15. Albury City Council Street Trees - Tree Numbers 1,12,31,33, 37 and Tree A.
    a. As a minimum TPZ fencing shall be erected on the edge of kerbing and tree side of footpath then outside the existing canopy of the trees on the road verge.
    b. If pruning of the canopy is required to facilitate erection of the fencing then contact with the Albury City Council Tree Manger will be required to consult on the method and extent of tree pruning and location of TPZ fencing prior to this occurring.
    c. Albury City Council may take a different view of the Tree protection measure they require to be adopted to their trees.

16. Other specific measures outlined in *Australian Standard 4970 -2009 protection of trees on development sites* may be appropriate once final consent conditions, demolition/construction work methods are determined and any relevant consultation with Albury City Council is undertaken prior to demolition phase.

There is little point in trying to preserve trees through a demolition and construction project if the development does not respect the requirements of the trees.

4.4 SIGNS

Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site (refer Figure 3). The lettering on the sign should comply with AS 1319. Appendix C provides an example of a suitable TPZ sign.



LEGEND:
1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

FIGURE 3 PROTECTIVE FENCING

Exhibit 3 -Example of TPZ Fencing
Source - adapted from Aus. Standard 4970.

References.

ACC (2023). *Albury City Council - Development Control Plan 2010 - Section 5 Vegetation Protection.* Accessed online 17/10/2023 at;
file:///D:/Downloads/Part_5-Vegetation_Protection.PDF

Kaluarachichi T.U.N., Tjoelker M.G. and Pfautsch S. (2020). *Temperature Reduction in Urban Surface Materials through Tree Shading Depends on Surface Type Not Tree Species.* Forests 2020, 11, 1141.

Lonsdale, David (1999). *Principles of Tree Hazard Assessment and Management*. pp 146. Dept. for Transport, Local Government and the Regions. London.

Terms, Conditions and Limitations that apply.

Obviously, visual tree assessment from the ground has some limitation as every single portion of the tree cannot be observed or inspected. Most or the large majority of tree conditions, factors or issues can be observed from the ground. Where aerial inspection or other investigative means should be considered the report or email will recommend or provide those as an additional considerations. The integrity of the root zone of trees can often be difficult to determine from visual inspection – particularly on steep slopes and on shallow soil profiles. Unless there are indicators of some instability then most trees are effectively accessed as stable as part of Visual Tree Assessment.

Trees are a valuable asset and necessary part of both the urban and natural environment. They are the cornerstone of our environment and provide numerous benefits to our social wellbeing, biodiversity and ecology of any area. They provide water balance stability, salinity and erosion control, amenity, cultural, public health and aesthetic benefits; efforts should be made to preserve and plant new trees where possible. As an asset they require appropriate management and resource inputs.

It should be noted that trees cannot 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 biotic and environmental circumstances, which change over time. It is not possible to determine or predict all limb or tree failures. This report is such an interpretation at the time of inspection.

Unless Quantified Tree Risk Assessment (QTRA) has been specifically applied and reported, then this report or email does not constitute a risk assessment. The Author does not seek to determine what level of risk any individual or organisation is prepared to accept but serves to provide tree managers with tree condition, hazards and other salient issues or factors associated with the tree or trees; and provide or recommend management options.

This report is provided in good faith and forms the opinion and recommendations based on the visual assessment conducted on the specified date.

24 February 2025.

Wade Ryan Contracting – Independent Arboriculture Consultant AQF Level 5.
BAppSc(EnvHort) – AdvDip OH&S
Institute of Australian Consulting Arboriculturists (IACA) Accredited Member (ACM 0622018)
QTRA – Registered Advanced User (4519).
Member - International Society of Arboriculture
Associate Member – The Arboriculture Association (UK)

INSTITUTE OF AUSTRALIAN CONSULTING ARBORICULTURISTS
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MEMBER
INTERNATIONAL SOCIETY OF ARBORICULTURE
ISA
™ ISA Member : 257486

Arboricultural ASSOCIATION
trees.org.uk
AS8205.

QTRA Quantified Tree Risk Assessment
4519

Annexure 1 - Assessment and Evaluation criteria - Definitions. (Version date 13/03/2023)

Species Origin		General Tree Size		Age Class		Tree Strucutre Summary of stem branch unions - integreity, decay and extent of Restrictions on root space or imapcts to tree rootks/stability	ERL - estimated remaining useful life in years under current Situation	Tree Vigour	Retention value	
Remnant	Endemic species naturally occurring	Very Large	> 25m	New	Recent Planting - last year or two	1 - Excellent	0	1 - Excellent	1 - Excellent	Interpretation Based on overall tree condition, species performance in local environment, expected remaining life, significance of tree in landscape, environmental values and replacement time frame
Endemic	Species is native to this location but not remnar	Large	18-25m	Young	Sapling, extended growth remaining	2 - Good	0 to 5	2 - Good	2 - Good	
		Medium	10-18m	Semi Mature	Some remaining growth to reach maturity for the site and species	3 - Fair	5 to 15	3 - Fair	3 - Fair	
NSW Native	Meets definition of Native Vegetation - SEEP (Biodiversity and Conservation)	Small	< 10m	Mature	Considered mature size for site and species - typically no sign of decline	4 - Poor	15 plus	4 - Poor	4 - Poor	
		Very Small	< 3m	Over Mature	Tree has commenced to decline - obvious signs	5 - Very Poor	40 plus	5 - Very Poor	5 - Very Poor	
Aus Native	Species native to Australia but not this location and does not meet definition of NSW Native			Senescent	Extended signs of decline - recovery not expected					
				Dead	Little or no metabolic function remaining					
Exotic	Species introduced to Australia									

Environmental Rating/Value	Environmental Evaluation Considerations/criteria
1 - Very High	Normally Old growth Remnant Tree, multiple hollows important to thretened or endangered fauna, replacement would be well in excess of 150 years
2 - High	Large or mature Endemic Tree or Aus Native that has high substitute values as endemic tree with or without hollows, plays an important part in local ecology - replacement would take 50-100 years
3 - Medium	Young or semi mature Endemic tree or Aust native species that has some positive values for local fauna/ecosystems - replacement would take 20 or more years. Large Exotic tree with elevated general values.
4 - Low	Normally exotic species, or small, young endemic or native that could be replaced in the short term 5-10 years
5 - Very Low	Listed Weed or nuisance species; or very small value or insignificant to local ecology - could be replaced within 5 years or readily replaced with species of greater value

Picks		
Replacement times	1	Very High
0-5	2	High
5-10	3	Moderate
10-20	4	Low or nil
20+	5	Yes
50+		No
100+		

Significant Tree value considerations/criteria	
Very High	Defined as Significant Tree by regulatory or other authority or
	Environmental rating Very High or
	Heritage Listed or
	Very High Cultural or heritage Values
High	Environmental rating High or
	Medium or large tree in good/excellent condition, suited to local environment or
	imposing within the local landscape with long life expectancy and or
	strong amenity values or some cultural or heritage links
Moderate	A tree that is somewhat noteworthy - it is likely to grow into a significant tree
Not Significant	A tree with low or very values to the environment or local amenity

Recommended Action for DA/Development	Primary Reasons
Retain Priority	Very Significant tree
Retain	Significant Tree
Retain if possible	Sound tree suited to site
Remove	Positive amenity values
Remove Priority	Poor Condition
	Unsuitable for location
	Not suited to Environment
	Condition &/or Safety
	Replaced in short term
	Direct Conflict with DA
	Exempt species
	Exempt height
	Weed Species
	Other

Known Development Impact
Remove - Direct Conflict
Retain - Impacts to Manage
Retain - Impacts unlikely
Not determined

Other Definitions

Significance - 'sufficiently great or important to be worthy of attention; noteworthy'. Oxford Dictionary (2022).

Tree Height and canopy spread is estimated unless otherwise specified.
Tree stem diameter is measured at approximately 1.4m above - or at a point indicative of the tree dimension where abnormal growth occurs at 1.4m above ground. Multi stemmed trees are calculated as per AS 4970
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 sites*
TPZ and SRZ are calculated from AS 4970
Tree canopy area is a calculated area from the diameter of the of the canopy - some actual variation may exist in the calculation if the canopy is not symmetrical.

Detailed explanation of Recommendations for Development	
Retain Priority	The Tree is a high value tree from an amenity, environmental or other perspective - its removal should only occur under some extenuating circumstance
Retain	The tree has good or excellent retention values - a compelling reason should exist to remove the tree
Retain if Possible	The tree has some positive values for retention - it will not have high significance - the positive values outweigh the negative values. It is recognised that removal may be required in many instances.
Remove	The tree condition, structure, size, species or other consideration dictates that a new tree is a better option
Remove Priority	The tree condition, structure, size species of other consideration dictates that the tree should be removed and not retained for stated reasons.

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Annexure 1 - Tree Date File - Arboriculture Impact Assessment for Proposed Development at NORTH ALBURY - 984,988 Corella St & 310,314 Swan St - 2023-25 (version updated 7/02/2025)

Tree No	Lat	Lon	Species	Species Origin	NSW Native Veg	General Size	Age Class	Tree Vigour	Tree Structure	Factors, Observed Conditions or Issues Commentary on tree	Stem base Ø (m)	DBH (m)	Height (m)	Canopy Ø	Canopy Area (M^2)	SRZ Radius in m from centre of stem	TPZ Radius in m from stem	Enviro Rating	Estimated remaining useful life	Replacement Time Frame	Significant Tree Value	Retention Value	Recommended Action for planning of development	Development Impact	% Encroachment Impact to TPZ	Other Comments
1	-36.05880494	146.9346326	*Lagerstroemia indica* (Crepe Myrtle)	Exotic	No	Small	Semi Mature	1	1	Council Tree - sound young tree	0.28	0.18	6	7	38.5	1.94	2.16	4	15 plus	5-10	Low or nil	2 - Good	Retain	Retain - Impacts to Manage	0	ACC Tree
2	-36.05862037	146.9347744	*Syzygium species* (Lilly Pilli)	NSW Native	Yes	Small	Semi Mature	2	2		0.12	0.11	7	2	3.14286	1.50	2	4	0 to 5	0-5	Low or nil	4 - Poor	Remove	Remove - Direct Conflict		
3	-36.05848895	146.9347793	*Ligustrum sinense* (Narrow or small leaf privet)	Exotic	No	Small	Mature	3	3	Listed weed - ACC	0.2	0.15	4	2	3.14286	1.68	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
4	-36.05848242	146.9347154	*Malus species* (Apple)	Exotic	No	Small	Mature	3	3	Fruit tree - exempt species	0.12	0.1	3	2	3.14286	1.50	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
5	-36.05847705	146.9346713	*Malus species* (Apple)	Exotic	No	Small	Mature	3	4	Fruit tree - exempt species	0.18	0.12	3	4	12.5714	1.61	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
6	-36.05842502	146.9346442	*Acer negundo* (Box Elder maple)	Exotic	No	Small	Young	1	2	Tree hard in corner of fence item includes 2 Broad leaf privet stems and 1 Celtis species stem - very tight group	0.25	0.15	9	7	38.5	1.85	2	5	0 to 5	5-10	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
7	-36.05852791	146.9346223	Prunus species Fraxinus species and Pyrus species	Exotic	No	Small	Young	2	3	3 young trees all seeded in location hard against fence	0.08	0.05	3	4	12.5714	1.50	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
8	-36.05869264	146.9346777	*Solanum mauritianum* (Wild tobacco tree)	Exotic	No	Small	Over Mature	3	4	Listed weed - ACC	0.26	0.17	3	1	0.78571	1.88	2.04	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
9	-36.05870643	146.9345953	*Ligustrum lucidum* (Broad leaf privet)	Exotic	No	Small	Mature	3	3	Listed weed - ACC	0.12	0.08	3	1.5	1.76786	1.50	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
10	-36.05871475	146.9345912	*Ligustrum lucidum* (Broad leaf privet)	Exotic	No	Small	Mature	2	4	Listed weed - ACC	0.4	0.2	5	3	7.07143	2.25	2.4	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
11	-36.05872877	146.9345877	*Lagerstroemia indica* (Crepe Myrtle)	Exotic	No	Small	Mature	3	4	4 small trees as one tight group	0.1	0.09	4	5	19.6429	1.50	2	5	5 to 15	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		Small trees with poor form
12	-36.05878716	146.9344298	*Lagerstroemia indica* (Crepe Myrtle)	Exotic	No	Small	Semi Mature	2	4	4 stems from ground - ACC Tree	0.17	0.08	4	3.5	9.625	1.57	2	5	5 to 15	0-5	Low or nil	4 - Poor	Retain	Retain - Impacts to Manage	0	ACC Tree
13	-36.05874795	146.934544	Unidentified shrub	Exotic	No	Small	Mature	3	3	Poor form and structure	0.12	0.06	3	1.5	1.76786	1.50	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
14	-36.05877526	146.9345027	*Callistemon species* (Bottle Brush)	Aus Native	No	Small	Semi Mature	2	3		0.12	0.09	3	2	3.14286	1.50	2	4	5 to 15	0-5	Low or nil	4 - Poor	Remove	Remove - Direct Conflict		
15	-36.05873154	146.9344679	*Fraxinus excelsior* (Desert Ash)	Exotic	No	Small	Young	2	4	2 Stems as one tree List exempt species ACC	1	0.2	6	6	28.2857	3.31	2.4	5	0 to 5	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
16	-36.0586973	146.9345136	*Callistemon species* (Bottle Brush)	Aus Native	No	Small	Semi Mature	3	3		0.1	0.1	4	2	3.14286	1.50	2	4	5 to 15	0-5	Low or nil	4 - Poor	Remove	Remove - Direct Conflict		
17	-36.05869642	146.9344613	*Callistemon species* (Bottle Brush)	Aus Native	No	Small	Semi Mature	3	3		0.2	0.15	4	3	7.07143	1.68	2	4	5 to 15	0-5	Low or nil	4 - Poor	Remove	Remove - Direct Conflict		
18	-36.05873121	146.9343226	*Lagerstroemia indica* (Crepe Myrtle)	Exotic	No	Small	Semi Mature	3	4	12 stems from ground	0.4	0.15	3	2	3.14286	2.25	2	4	5 to 15	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
19	-36.05864884	146.9345495	*Acer negundo* (Box Elder maple)	Exotic	No	Medium	Mature	3	3	Notable dead wood within canopy indicating previous water stress. Stem has grown over gate - tree heavily pruned on east side and hangs well over dwellings - list exempt species by ACC	0.8	0.6	13	12	113.143	3.01	7.2	5	5 to 15	10-20	Low or nil	4 - Poor	Remove	Remove - Direct Conflict		stem grown into old fence - removal and retention of tree very difficult - exempt species remove.
20	-36.05856427	146.9345816	*Prunus species* (Peach)	Exotic	No	Small	Over Mature	4	4		0.14	0.15	4	4	12.5714	1.50	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
21	-36.05852551	146.9345413	*Prunus species* (Peach)	Exotic	No	Small	Over Mature	4	4		0.14	0.15	4	4	12.5714	1.50	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
22	-36.05850348	146.9345783	*Prunus species* (Plumb)	Exotic	No	Small	Mature	2	4		0.3	0.2	5	7	38.5	2.00	2.4	5	0 to 5	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
23	-36.0584819	146.9345468	*Prunus species* (Plumb)	Exotic	No	Small	Mature	3	3		0.2	0.12	5	6	28.2857	1.68	2	5	0 to 5	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
24	-36.05848014	146.9345098	*Acer negundo* (Box Elder maple)	Exotic	No	Small	Young	4	4	With Orange tree (Citrus) as one - Box Elder has seeded under orange tree and dominated	0.25	0.07	7	6	28.2857	1.85	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
25	-36.05850568	146.9344619	*Olea europaea* (Olive)	Exotic	No	Small	Mature	2	4		0.3	0.15	4	6	28.2857	2.00	2	5	0 to 5	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
26	-36.0585233	146.9344543	*Olea europaea* (Olive)	Exotic	No	Small	Mature	2	4		0.3	0.15	4	6	28.2857	2.00	2	5	0 to 5	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
27	-36.05855854	146.9344603	*Prunus species* (Peach) and Fraxinus excelsior (Desert Ash)	Exotic	No	Small	Semi Mature	3	4	Two trees as one - ash has seeded under fruit tree and commenced to dominate	0.3	0.15	4	4	12.5714	2.00	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
28	-36.05858233	146.9344505	*Laurus nobilis* (Bay tree)	Exotic	No	Small	Semi Mature	3	3	small tree with poor form	0.12	0.09	4	1.5	1.76786	1.50	2	5	0 to 5	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
29	-36.05860876	146.9344042	*Morus species* (Mulberry)	Exotic	No	Medium	Semi Mature	2	2	Fruit tree - exempt tree ACC	0.42	0.35	9	12	113.143	2.30	4.2	5	15 plus	5-10	Low or nil	4 - Poor	Remove	Remove - Direct Conflict		

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Tree No	Lat	Lon	Species	Species Origin	NSW Native Veg	General Size	Age Class	Tree Vigour	Tree Structure	Factors, Observed Conditions or Issues Commentary on tree	Stem base Ø (m)	DBH (m)	Height (m)	Canopy Ø	Canopy Area (M^2)	SRZ Radius in m from centre of stem	TPZ Radius in m from stem	Enviro Rating	Estimated remaining useful life	Replacement Time Frame	Significant Tree Value	Retention Value	Recommended Action for planning of development	Development Impact	% Encroachment Impact to TPZ	Other Comments
30	-36.05855282	146.9343966	*Ligustrum lucidum* (Broad leaf privet)	Exotic	No	Small	Young	4	4	tree seeded hard against fence	0.3	0.15	4	4	12.5714	2.00	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
31	-36.05875808	146.9342095	*Lagerstroemia indica* (Crepe Myrtle)	Exotic	No	Small	Semi Mature	2	2	ACC Tree	0.23	0.13	4	5	19.6429	1.79	2	4	15 plus	0-5	Low or nil	3 - Fair	Retain	Retain - Impacts to Manage	0	ACC Tree
32	-36.05869113	146.9342524	*Malus species* (Apple)	Exotic	No	Small	Semi Mature	2	4	Fruit tree - lopped decay in stems	0.5	0.26	7	7	38.5	2.47	3.12	4	5 to 15	0-5	Low or nil	4 - Poor	Remove	Remove - Direct Conflict		
33	-36.05875104	146.9340619	*Prunus cerasifera* (ornamental plumb)	Exotic	No	Small	Mature	3	3	ACC tree - minor basal decay basal suckers small lean to road - tree has moved in ground some time ago	0.26	0.22	4	5	19.6429	1.88	2.64	4	5 to 15	5-10	Low or nil	4 - Poor	Retain	Retain - Impacts to Manage	0	ACC Tree
34	-36.05868276	146.9340701	*Grevillea robusta* (Silky Oak)	NSW Native	Yes	Large	Mature	3	3	Street side canopy pruned for power line clearance. Stem lopped at 4m with 300 mm Ø epicormic stems - decay not obvious. Second looping point at 9-10 m mark decay not obvious. Extensive large surface roots 4 meters diameter around stem Tre listed ACC as exempt species - but species is listed NSW Native.	0.8	0.6	18-20	12	113.143	3.01	7.2	3	15 plus	20+	Moderate	3 - Fair	Retain if possible	Retain - Impacts to Manage	8	Evaluation based on tree size and condition - Alternatively tree can be removed as exempt species - ACC. Building footprint, hard landscaping approximately 8% of TPZ - minor encroachment. Notable impacts likely if not well managed. Construction works requird at or inside TPZ
35	-36.05863915	146.9341103	Citrus species (Orange or grapefruit)	Exotic	No	Small	Mature	2	2		0.13	0.1	3	7	38.5	1.50	2	5	0 to 5	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
36	-36.05868628	146.933921	*Ligustrum lucidum* (Broad leaf privet)	Exotic	No	Small	Over Mature	4	4	canopy die back about 50% 6 stems from ground	0.25	0.1	3	3	7.07143	1.85	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
37	-36.05844578	146.9340015	*Triadica sebifera* (Chinese Tallow)	Exotic	No	Small	Over Mature	4	2	ACC Street Tree - also listed exempt species	0.36	0.3	7	8	50.2857	2.15	3.6	5	5 to 15	5-10	Low or nil	4 - Poor	Retain	Retain - Impacts to Manage	0	ACC Tree
38	-36.05850392	146.934038	*Ligustrum lucidum* (Broad leaf privet)	Exotic	No	Medium	Mature	3	4	ACC listed weed	0.7	0.15	5	4	12.5714	2.85	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
39	-36.05844005	146.9340701	*Callistemon species* (Bottle Brush)	Aus Native	No	Small	Mature	3	5	3 stems from ground - very poor structure and failure considered imminent	0.55	0.28	8	8	50.2857	2.57	3.36	4	0 to 5	5-10	Low or nil	4 - Poor	Remove	Remove - Direct Conflict		
40	-36.05852198	146.9342871	*Callistemon species* (Bottle Brush) and *prunus species*	Aus Native	No	Small	Mature	3	3	two small trees as one Bottle Brush presents as kings park special	0.25	0.15	5	5	19.6429	1.85	2	4	0 to 5	0-5	Low or nil	4 - Poor	Remove	Remove - Direct Conflict		
41	-36.05855238	146.9343328	*Prunus species* (Plumb)	Exotic	No	Small	Over Mature	3	5	Aged Tree - Extensive decay in stem - 1 stem failed	0.5	0.34	7	5	19.6429	2.47	4.08	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
42	-36.05853211	146.9344161	*Prunus species* (plumb)	Exotic	No	Small	Young	2	3	Hard against fence in corner of fence line	0.15	0.1	8	3	7.07143	1.50	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
43	-36.0584863	146.9344351	*Ligustrum sinense* (Narrow or small leaf privet)	Exotic	No	Small	Young	3	3	2 shrubs as one	0.15	0.1	3	3	7.07143	1.50	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
44	-36.05841406	146.9344895	*Prunus species* (plumb)	Exotic	No	Small	Semi Mature	3	3		0.2	0.15	6	6	28.2857	1.68	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
45	-36.05839633	146.9343775	*Ligustrum sinense* (Narrow or small leaf privet)	Exotic	No	Small	Mature	3	3		0.15	0.1	3	3	7.07143	1.50	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
46	-36.05838675	146.9343149	*Ligustrum sinense* (Narrow or small leaf privet)	Exotic	No	Small	Mature	3	3		0.15	0.1	4	5	19.6429	1.50	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
47	-36.05837343	146.9342251	*Nandina domestica*	Exotic	No	Very Small	Mature	2	2	mature shrubs as hedge 2 m high and 5 m long	0.15	0.1	2	3	7.07143	1.50	2	5	0	0-5	Low or nil	5 - Very Poor	Remove Priority	Remove - Direct Conflict		
48	-36.05858	146.934817	*Pyrus capital* or similar (ornamental pear)	Exotic	No	Medium	Semi Mature	1	2	Line of 14 trees in 306 Swan Street. Tree stems located less 1 m from fence -	0.15	0.1	8	2	3.14286	1.50	2	4	15 plus	5-10	Low or nil	3 - Fair	Retain	Retain - Impacts to Manage	5 to 10 %	Trees in joining property planted as screen - maximum impact set back 900m to 1 m from fence inside development footprint - this will give the trees almost 2 m from stems - considered adequate Tree Protection measures will apply for trench and new fence.
A	-36.058288	146.934064	*Triadica sebifera* (Chinese Tallow)	Exotic	No	Small	Mature	4	3	ACC Street Tree - also listed exempt species	0.4	0.28	7	7	38.5	2.25	3.36	5	5 to 15	5-10	Low or nil	4 - Poor	Retain	Retain - Impacts unlikely	0	Development footprint outside TPZ

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Tree No	Lat	Lon	Species	Species Origin	NSW Native Veg	General Size	Age Class	Tree Vigour	Tree Structure	Factors, Observed Conditions or Issues Commentary on tree	Stem base Ø (m)	DBH (m)	Height (m)	Canopy Ø	Canopy Area (M^2)	SRZ Radius in m from centre of stem	TPZ Radius in m from stem	Enviro Rating	Estimated remaining useful life	Replacement Time Frame	Significant Tree Value	Retention Value	Recommended Action for planning of development	Development Impact	% Encroachment Impact to TPZ	Other Comments
B	-36.058392	146.934595	*Yucca species*	Exotic	No	Very Small	Semi Mature	3	3	315 Plover Street - Monocot species adadpated TPZ to apply			2.5	1.5	1.76786	1.50	2	1	5 to 15	0-5	Low or nil	4 - Poor	Retain	Retain - Impacts to Manage	15	Retention based on Joining property vegetation. Stem about 1 m from boundary Incursion is about 17% of TPZ This is considered adequate as the species copes well with root removal and is highly drought tolerant. It is only 2.5 meters tall. Adapted TPZ applied for monocot.
C	-36.058488	146.934857	*Unidentified Species*	Exotic		Medium				Direct access to property and tree not avilable Various Satelite images reviewed - satelite measurements indicating about 6-7 meters of canopy diameter. Centre of canopy located at least 6 meters from lot boundary - stem diamter estimated 400-500 mm diameter indicating TPZ 6 m or less		0.45		6	28.2857		5.4						Retain	Retain - Impacts unlikely	0	Based on dimensions from satelite images the tree Protectin zone of the tree is well within the lot boundary of the property 306 Swan Street. Any works within the developmetn area to the development lot boundary will have no imapct on the tree. It is also noted that there is a line of trees - tree number 48 between this tree and the development boundary
															1163.84	**Square meters of theoretical canopy coverage.**									

1 | SITE PLAN
SCALE 1 : 200

LEGEND:

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- DRIVEWAY
- FOOTPATH
- BALCONY / PATIO
- DEEP SOIL PLANTING AREA
- SOFT LANDSCAPE
- INTERNAL STORAGE SPACE
- COMMON LOBBY
- MAIN ENTRY POINT

P.O.S.	PRIVATE OPEN SPACE
C.O.S.	COMMON OPEN SPACE
LB	LETTER BOX
RL	NATURAL GROUND LEVEL
FFL	FINISH FLOOR LEVEL
GD	GRATED DRAIN
PV	PHOTOVOLTAIC PANELS
GT	EAVES GUTTER
F13	1300mm HIGH FENCE
F15	1500mm HIGH FENCE
F18	1800mm HIGH FENCE
KB	150mm HIGH KERB
WS	WHEEL-STOP

- EXISTING TREE: TO BE DEMOLISHED
- EXISTING TREE: TO BE RETAINED (WITH TPZ DASHED)
- NEW TREE / VEGETATION - REFER TO LANDSCAPE PLAN

Certificate No. 0011698870
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 310-314 Swan Street & 984-988 Corella Street ,NORTH ALBURY NSW 2640
hstar.com.au/QR/Generate?p=DUFcIEa4D

NSW GOVERNMENT
LOCKED BAG 5022
PARRAMATTA NSW 2124
Ph 1800 738 718
www.dpie.nsw.gov.au/land-and-housing-corporation

NOMINATED ARCHITECT: MICHAEL BULLEN
SIGNATURE:

REV	DATE	NOTATION/AMENDMENT
D	07-02-25	ISSUE FOR PART 5
C	13-12-24	AM2 PACKAGE
B	25-10-24	90% Part 5 PACKAGE
A	15-07-24	ISSUE FOR REVIEW

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT: BREWSTER MURRAY PTY LTD
CONSULTING ENGINEERS
BCA CONSULTANT
LANDSCAPE CONSULTANT
CLIENT: HOMES NSW
Homes NSW

PROJECT: 310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW
Lots 90, 91, 92, 93 in DP 36535

TITLE: SITE PLAN
FILE
PLOTTED

STATUS	PART 5		
DATE 07-02-25	SCALE 1:200	PROJ MB	PROJECT No BH2CY
STAGE PART 5	SHEET SIZE A1	DESIGNER AG	CHECKED
TYPE	SHEET DA04		REV D

C:\Users\J.Pickersgill\Documents\24-6602 Swan St & Corella St_SK_CTRL_REV G_jpickersgillSQ3YC.rvt 26/02/2025 1:46:52 PM

1 | GROUND FLOOR PLAN
SCALE 1 : 100

Certificate No. 0011698870
Scan QR code or follow website link for rating details.
Assessor name: Dean Gorman
Accreditation No.: DMN/13/1645
Property Address: 310-314 Swan Street & 984-988 Corella Street ,NORTH ALBURY NSW 2640
hstar.com.au/QR/Generate?p=DUF4G9h2

LEGEND:

1 BEDROOM UNIT	DEEP SOIL PLANTING AREA	P.O.S.	PRIVATE OPEN SPACE	ST	STORAGE
2 BEDROOM UNIT	SOFT LANDSCAPE	C.O.S.	COMMON OPEN SPACE	L	LINEN CUPBOARD
DRIVEWAY	INTERNAL STORAGE SPACE	LB	LETTER BOX	B	BROOM CUPBOARD
FOOTPATH	COMMON LOBBY	RL	NATURAL GROUND LEVEL	R	ROBE
BALCONY / PATIO	MAIN ENTRY POINT	FFL	FINISH FLOOR LEVEL	SK	SINK
		GD	GRATED DRAIN	CT	COOOTOP
		GT	EAVES GUTTER	O	WALL OVEN
		F13	1300mm HIGH FENCE	P	PANTRY
		F15	1500mm HIGH FENCE	F	FRIDGE
		F18	1800mm HIGH FENCE	HWU	HOT WATER UNIT
		KB	150mm HIGH KERB		
		WS	WHEEL-STOP		

EXISTING TREE: TO BE RETAINED (WITH TPZ DASHED)
NEW TREE / VEGETATION - REFER TO LANDSCAPE PLAN
CROSS VENTILATION
SOLAR IN MID WINTER

NSW GOVERNMENT
LOCKED BAG 5022
PARRAMATTA NSW 2124
Ph 1800 738 718
www.dpie.nsw.gov.au/land-and-housing-corporation

NOMINATED ARCHITECT: MICHAEL BULLEN
SIGNATURE:

REV	DATE	NOTATION/AMENDMENT
F	07-02-25	ISSUE FOR PART 5
E	13-12-24	AM2 PACKAGE
D	25-10-24	90% Part 5 PACKAGE
C	16-09-24	ISSUE FOR REVIEW
B	25-07-24	ISSUE FOR REVIEW

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT: BREWSTER MURRAY PTY LTD
CONSULTING ENGINEERS:
BCA CONSULTANT:
LANDSCAPE CONSULTANT:
CLIENT: HOMES NSW

PROJECT: **310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW**
Lots 90, 91, 92, 93 in DP 36535

TITLE: GROUND FLOOR PLAN

STATUS	PART 5		
DATE: 07-02-25	SCALE: 1:100	PROJ: MB	PROJECT No: BH2CY
STAGE: PART 5	SHEET SIZE: A1	DESIGNER: AG	CHECKED:
TYPE:	SHEET: DA05		REV: F

FILE:
PLOTTED:

LEGEND

- Existing palms to be retained — Refer Arborist Report
- Existing trees to be removed — Refer Arborist Report
- Tree protection zone — Refer Arborist Report (TPZ)
- Proposed tree plantings
- Proposed shrub buffer plantings
- Concrete path pavement
- Non slip tiles pavement
- GB — Proposed garden bed
- TF — Proposed turfed area
- ge — Concrete garden edge

REV	DATE	NOTATION/AMENDMENT
E	20/02/2025	PART 5
D	04/02/2025	AM2
C	28/01/2025	AM2
B	11/12/2024	AM2
A	28/10/2024	SKETCH

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

NSW GOVERNMENT
Homes NSW

4 PARRAMATTA SQUARE
12 DARCY STREET
PARRAMATTA NSW 2150
nsw.gov.au/homes-nsw

ARCHITECT
BREWSTER MURRAY PTY LTD
PH (02) 9299 0988

PROJECT MANAGER
HOMES NSW
PH (02) 9716 2804

LANDSCAPE CONSULTANT
GREENLAND DESIGN PTY LTD
PH 0403 164 198

PROJECT:
310-314 SWAN STREET & 984-988 CORELLA STREET NORTH ALBURY, NSW
LOTS 90, 91, 92, 93 IN DP36535

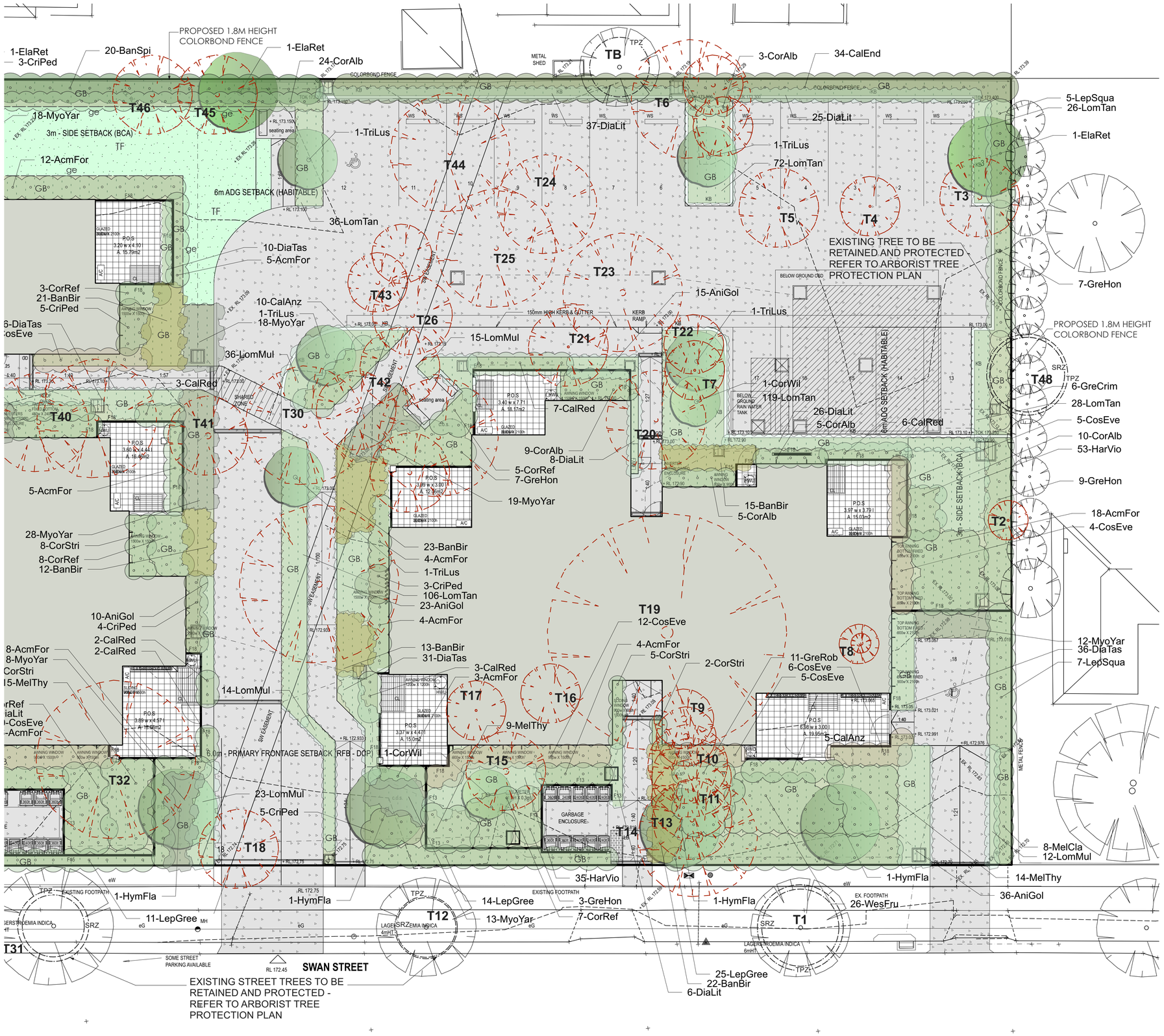
TITLE:
LANDSCAPE PLAN - WEST

FILE: 2840
PLOTTED:

STATUS: PART 5
DATE: 20/02/2025
SCALE: 1:125
PROJ:
PROJECT No: BH2CY
STAGE:
DRAWN: CL
CHECKED: GD
NOMINATED ARCHITECT:
TYP: LA
SHEET: 1 of 3
REV: E

LEGEND

- Existing palms to be retained — Refer Arborist Report
- Existing trees to be removed — Refer Arborist Report
- Tree protection zone — Refer Arborist Report (TPZ)
- Proposed tree plantings
- Proposed shrub buffer plantings
- Concrete path pavement
- Non slip tiles pavement
- GB — Proposed garden bed
- TF — Proposed turfed area
- ge — Concrete garden edge



NSW GOVERNMENT
Homes NSW
4 PARRAMATTA SQUARE
12 DARCY STREET
PARRAMATTA NSW 2150
nsw.gov.au/homes-nsw

REV	DATE	NOTATION/AMENDMENT
E	20/02/2025	PART 5
D	04/02/2025	AM2
C	28/01/2025	AM2
B	11/12/2024	AM2
A	28/10/2024	SKETCH

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
BREWSTER MURRAY PTY LTD
PH (02) 9299 0988

PROJECT MANAGER
HOMES NSW
PH (02) 9716 2804

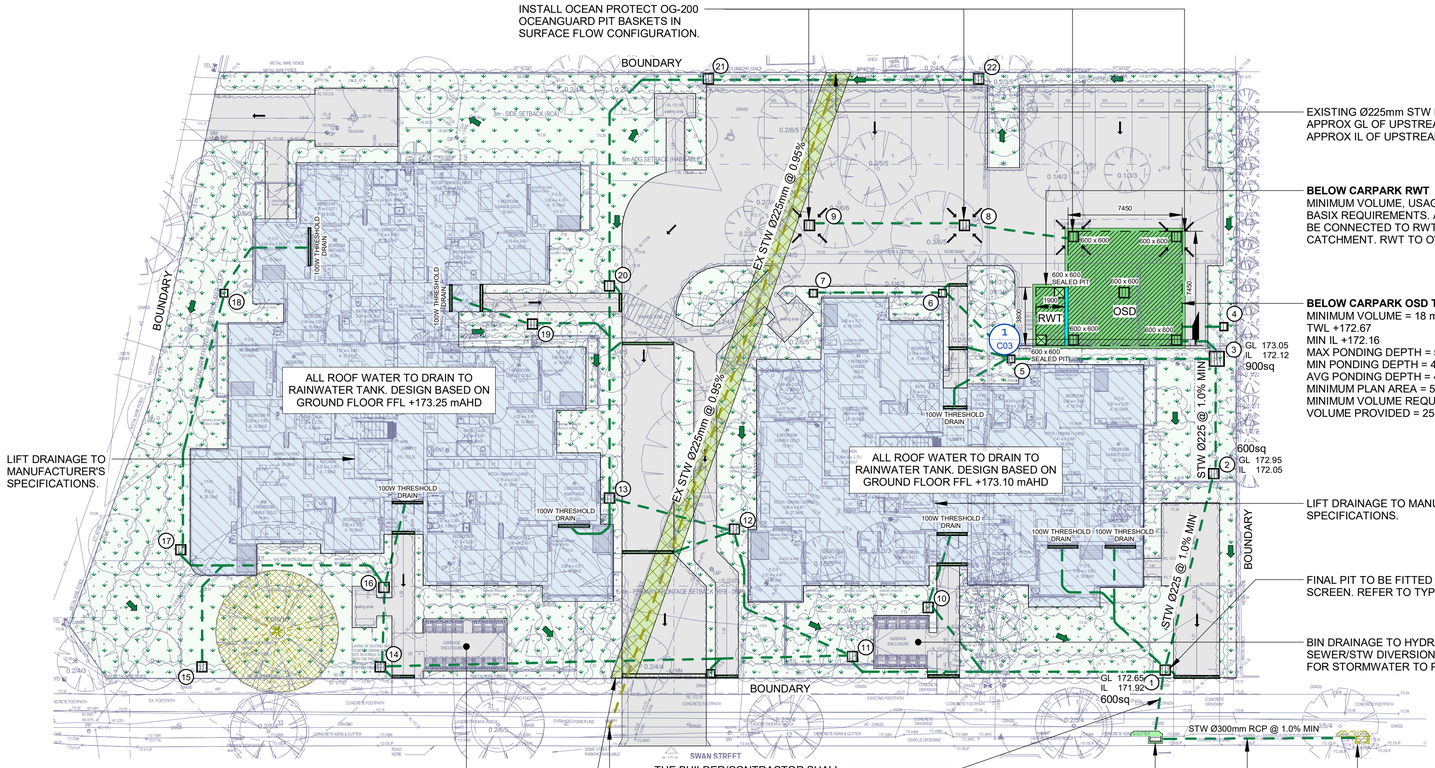
LANDSCAPE CONSULTANT
GREENLAND DESIGN PTY LTD
PH 0403 164 198

PROJECT:
310-314 SWAN STREET & 984-988 CORELLA STREET NORTH ALBURY, NSW
LOTS 90, 91, 92, 93 IN DP36535

TITLE:
LANDSCAPE PLAN - EAST

FILE: 2840
PLOTTED:

STATUS: PART 5
DATE: 20/02/2025
SCALE: 1:125
PROJ:
PROJECT No.: BH2CY
STAGE:
DRAWN: CL
CHECKED: GD
NOMINATED ARCHITECT:
TYP: LA
SHEET: 2 of 3
REV: E



LIFT DRAINAGE TO MANUFACTURER'S SPECIFICATIONS.

BIN DRAINAGE TO HYDRAULIC ENGINEERS DETAIL. IF SEWER/STW DIVERSION PIT PROPOSED, CONNECT OUTLET FOR STORMWATER TO PROPOSED STORMWATER SYSTEM

EXISTING STORMWATER EASEMENT TO BE RETAINED

INSTALL OCEAN PROTECT OG-200 OCEANGUARD PIT BASKETS IN SURFACE FLOW CONFIGURATION.

EXISTING Ø225mm STW PIPE
APPROX GL OF MANHOLE PIT: +172.64 mAHD
APPROX IL OF MANHOLE PIT: +171.28 mAHD

THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS.

EXISTING Ø225mm STW PIPE
APPROX GL OF UPSTREAM PIT: +173.36 mAHD
APPROX IL OF UPSTREAM PIT: +171.71 mAHD

BELOW CARPARK RWT
MINIMUM VOLUME, USAGE AND ROOF AREA CATCHMENT TO BASIX REQUIREMENTS. ALL ROOF DRAINAGE PROPOSED TO BE CONNECTED TO RWT AS PART OF PROPOSED OSD CATCHMENT. RWT TO OVERFLOW TO OSD VIA WEIR

BELOW CARPARK OSD TANK
MINIMUM VOLUME = 18 m³
TWL +172.67
MIN IL +172.16
MAX PONDING DEPTH = 510 mm
MIN PONDING DEPTH = 400 mm
AVG PONDING DEPTH = 455 mm
MINIMUM PLAN AREA = 55 m²
MINIMUM VOLUME REQUIRED = 18.1m³
VOLUME PROVIDED = 25 m³

LIFT DRAINAGE TO MANUFACTURER'S SPECIFICATIONS.

FINAL PIT TO BE FITTED WITH TRASH SCREEN. REFER TO TYPICAL DETAIL

BIN DRAINAGE TO HYDRAULIC ENGINEERS DETAIL. IF SEWER/STW DIVERSION PIT PROPOSED, CONNECT OUTLET FOR STORMWATER TO PROPOSED STORMWATER SYSTEM

PROPOSED KERB-INLET PIT
APPROX GL +172.33
DESIGN IL +171.57

PROPOSED PIPE EXTENSION TO EXISTING KIP. APPROX LENGTH = 12.58m

EXISTING KERB-INLET PIT
GL 172.34
IL 171.44
OUTLET PIPE SIZE = 300mm
BASED ON SURVEY COMPLETED BY TSS TOTAL SURVEYING SOLUTIONS (DATED 18.10.2023)

GENERAL LEGEND

- BYPASS LANDSCAPE
- HARDSTAND
- ROOF AREA TO DRAIN
- OSD
- EASEMENT FOR DRAINAGE

PROPOSED TREES

EXISTING TREES

CIV - FIXTURES SCHEDULE		
	TYPE	DESCRIPTION
		GRATED STORMWATER PIT
		PERIMETER STRIP DRAIN
		SEALED STORMWATER PIT
		GRATED STRIP DRAIN

CIV - STANDARD SYMBOLS	
	DESCRIPTION
	FALL ARROW
	OVERLAND FLOW PATH

CIV - STORMWATER SERVICES		
	TYPE	DESCRIPTION
	STW	STORMWATER

GROUND FLOOR DRAINAGE PLAN
Scale: 1 : 200

1. ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING.
2. THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
3. PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTION INTO COUNCIL'S KERB/DRAINAGE SYSTEM MATCH THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY
4. ALL STORMWATER DRAINAGE WORK TO AVOID TREE ROOTS. WHERE NOT POSSIBLE, ALL EXCAVATIONS IN VICINITY OF TREE ROOTS ARE TO BE HAND DUG.
5. ALL BASES OF PITS TO BE BENCHED (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE WITH ALL PIPES CUT FLUSH WITH SIDE OF PIT, TO ALLOW SMOOTH FLOW OF STORMWATER.
6. PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE WHERE IN TRAFFICABLE AREAS.
7. PROVIDE 100mm GAP IN BASE OF FENCE FOR EMERGENCY OVERFLOWS.
8. PROVIDE SUBSOIL DRAINAGE AND OUTLETS TO ALL ON PODIUM PLANTER BOXES. OUTLET PIPES NOT SHOWN FOR CLARITY OF DOCUMENTATION.
9. ALL DOWNPIPES ARE TO BE PIPE CONNECTED INTO THE FORMAL RAINWATER OR STORMWATER LINE UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE.
10. ALL PIPES TO BE 100mmØ @ 1% MINIMUM UNLESS NOTED OTHERWISE.
11. ALL BASES OF PITS TO BE BENCHED TO THE INVERT OF THE OUTLET PIPE WITH ALL PIPES CUT FLUSH WITH SIDE OF PIT, TO ALLOW SMOOTH FLOW OF STORMWATER.
12. PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATES IN TRAFFICABLE AREAS.

OSD CALCULATIONS
- DESIGN CRITERIA: REDUCE 20yr (5% AEP) POST-DEVELOPMENT BACK TO PRE-DEVELOPMENT FLOWRATES AS PER COUNCIL FEEDBACK
- SITE AREA = 2808 m²
- PRE-DEVELOPMENT IMPERVIOUS AREA: 575 m² [20%]
- POST- DEVELOPMENT AREAS:
  - AREA BYPASSING OSD = ALL LANDSCAPE = 1418 m² [400 m2 IMP] @ 28% IMP.
  - POST- DEVELOPMENT AREA TO OSD: 1390m² @ 100% IMP.
- LONGEST FLOW PATH = 75 m @ 0.6%

USE DRAINS RUNOFF-ROUTING MODEL TO ARR2019 METHODOLOGY (10 PATTERNS PER DURATION)
- DRAINS PARAMETERS: IL = 0 mm, CLR = 4.5 mm/hr, N* (HARD) = 0.015, N*(GRASS) = 0.170
- SSR20 (5%AEP) = 18.1 m³
- Q5 PRE / POST = 30 / 30 L/s
- Q20 PRE / POST = 45 / 43 L/s
- ORIFICE CONTROL = Ø125 mm, MAX. PONDING DEPTH 510 mm

-10 -5 0 10 20

SCALE
1:200

HOMES NSW
LEVEL 15, 12 DARCY ST
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836
www.nsw.gov.au/homes-nsw

greenview CONSULTING

REV.	DATE	BY	DESCRIPTION
2	17.02.2025	JPS	ISSUED FOR PART 5
1	07.02.2025	JPS	ISSUED FOR PART 5

ARCHITECT: BREWSTER MURRAY PTY LTD
STRUCTURAL CONSULTANT: GREENVIEW CONSULTING Pty Ltd
PROJECT MANAGER: LAND & HOUSING CORPORATION
HYDRAULIC CONSULTANT: GREENVIEW CONSULTING Pty Ltd
ELECTRICAL CONSULTANT: GREENVIEW CONSULTING Pty Ltd
LANDSCAPE CONSULTANT:
BUSINESS PARTNER: Homes NSW

PROJECT: PROPOSED HOMES NSW DEVELOPMENT
AT: 310-314 Swan Street & 984-988 Corella Street, North Albury, NSW

TITLE: GROUND FLOOR DRAINAGE PLAN

STATUS: PRELIMINARY

DATE:	SCALE:	PRJ:	JOB:
17.02.2025	As indicated		230930
STAGE:	DRAWN:	DESIGN:	CHECKED:
P	JPS	AO	AMcK
TYPE:	SHEET:		REV:
C	C02		2