

CIVITAS Stage 3 – Cnr Murray & Morgan Streets, WAGGA WAGGA

Arborist Report

A Report to;



Prepared by;



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Trees on the CIVITAS Stage 3 Site – corner of Murray and Morgan Streets, Wagga Wagga.

1 Introduction

Mark D. McCrone, consulting Arborist and Landscape Architect, has been engaged by Mr. Manuel Donebus, Damasa Pty. Ltd., to undertake an inspection of extant trees on and surrounding the CIVITAS Stage 3 development site on the corner of Murray and Morgan Streets, Wagga Wagga. This inspection's observations and recommendations regarding the subject trees are recorded and discussed in the following report.

2 Report Background, Purpose and Scope

As part of the development application documentation for the proposed CIVITAS Stage 3 development its proponents have undertaken a recording and assessment of trees on the development site. The tree assessment includes all trees illustrated as being removed on the Demolition Plan prepared by Morrison Design Partnership (see Exhibit 2). The subject trees were inspected and photographed, and information on them recorded, on 15 February 2024.

The tree survey will provide;

- a recording of the trees' species, diameter at breast height (DBH) and height;
- a description of the trees' current condition & vigour, and their crown & structural viability (identifying any existing hazards) ; and
- an appraisal of the trees 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).

The development site's location is shown in Exhibit 1. An extract from the project's Demolition Plan is included as Exhibit 2 and Exhibit 3 illustrates the location of the trees recorded on the development site.



Exhibit 1 – Locality Plan; CIVITAS Stage 3.

Source; <https://maps.wagga.nsw.gov.au/intramaps90>

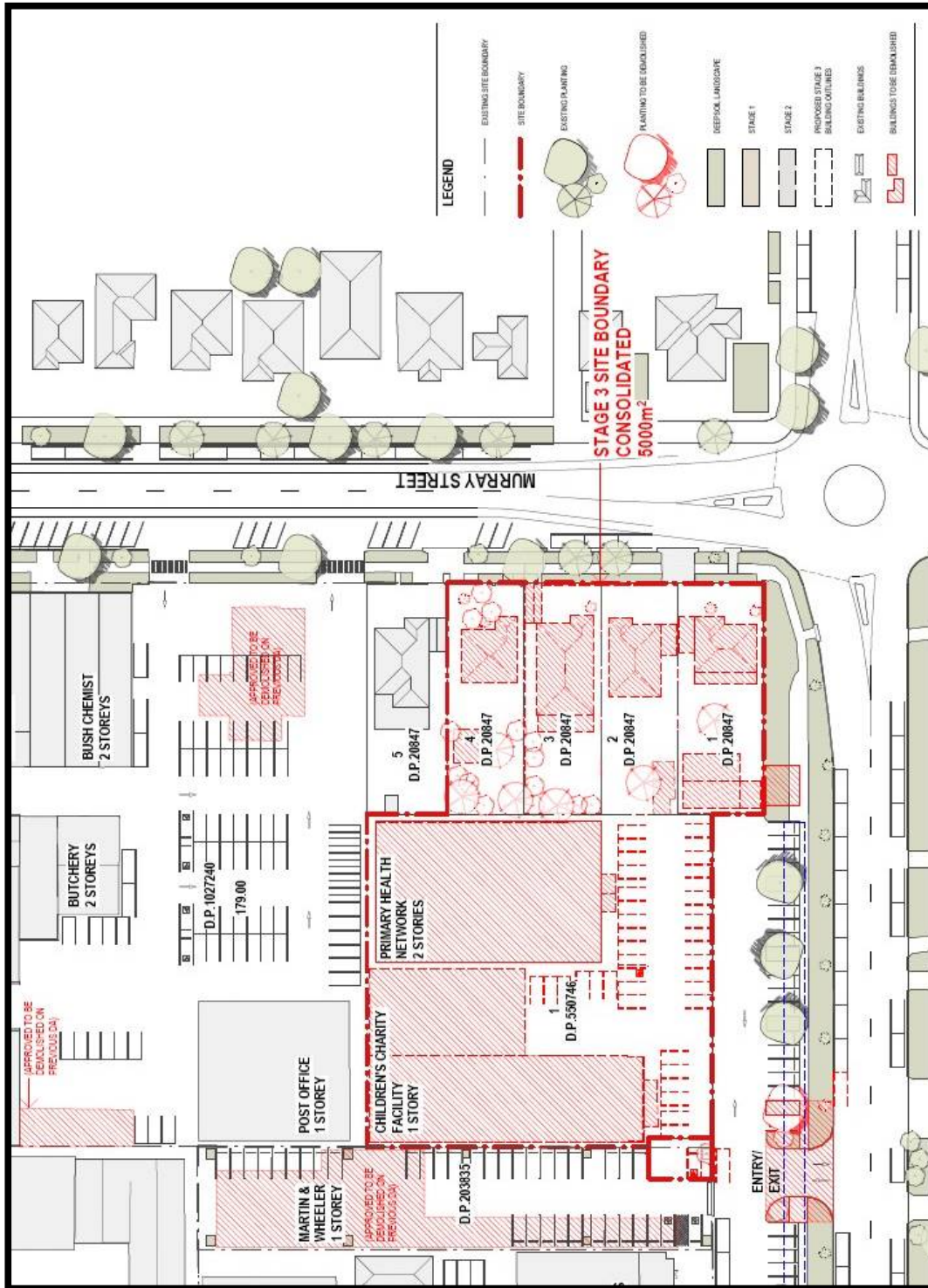


Exhibit 2 – An extract of the CIVITAS Stage 3 Demolition Plan.

Source; Morrison Design Partnership

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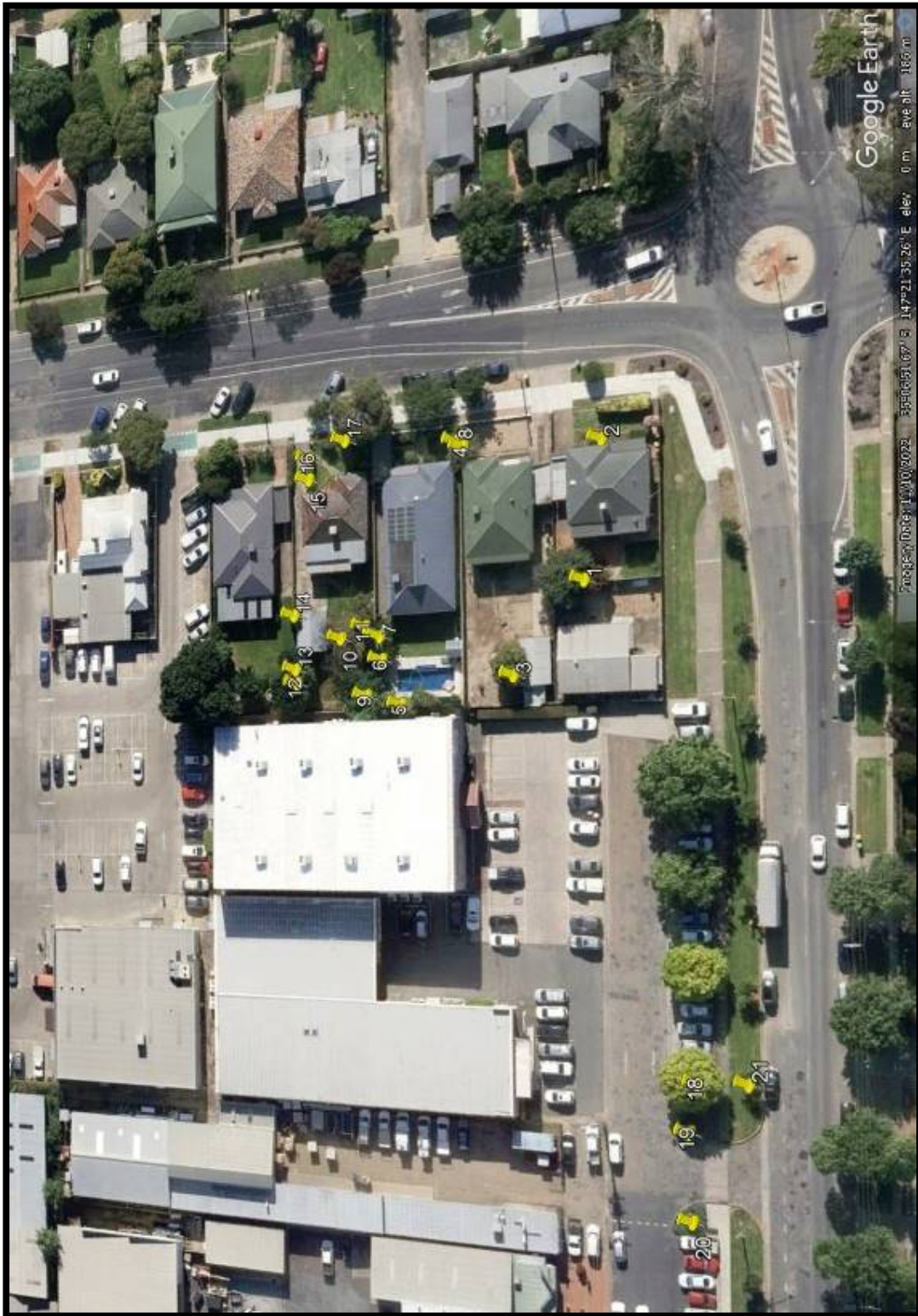


Exhibit 3 – Aerial photograph of the development site with the existing trees (or tree groups) identified using the numbers used to describe them in this report.

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3 Tree Recording & Condition Description

The recording and assessment of the trees of the CIVITAS Stage 3 development site involved approximately thirty trees. In some instances groups of trees are treated as a single entity. The locations of these tree recordings are shown on the plan included as Exhibit 3 of this report.

The recording of trees involved the following. The tree locations were established using the *Avenza Maps Pro* mobile mapping app. Each tree was identified to species, their 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 led 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 4.1)	Scientific Name	Common Name	Height (m)	DBH (cm)	Condition (Refer to Section 3)
1	<i>Celtis australis</i>	Nettle Tree	11	30	Good
2	<i>Thuja orientalis</i>	Bookleaf Pine	3	<10	Good
3	<i>Ligustrum lucidum</i>	Broad-leaf Privet	9	18 (av. of 2)	Fair
4	<i>Ligustrum sinense</i>	Small-leaf Privet	4	24	Fair
5	<i>Hymenosporum flavum</i>	(6) Native Frangipani	to 11	10 - 13	Poor
6	<i>Citrus</i> sp.	Lemon Tree	4	<10	Fair
7	<i>Pyrus</i> sp.	Ornamental Pear	4	<10	Good
8	<i>Olea</i> sp.	(3) Olives	to 3	<10	Fair
9	<i>Malus domestica</i>	Apple	8	15 (av. of 4)	Fair
10	<i>Eucalyptus caesia</i> subsp <i>magna</i>	Silver Princess	11	6 - 16	Poor
11	<i>Banksia interifolia</i>	Coastal Banksia	10	-	Dead
12	<i>Ligustrum lucidum</i>	Broad-leaf Privet	9	12 (av. of 2)	Fair
13	<i>Ulmus procera</i>	English Elm	10	17	Fair
14	<i>Ligustrum lucidum</i>	Broad-leaf Privet	4	<10	Fair
15	<i>Magnolia figo</i>	Port Wine Magnolia	3	<10	Good
16	<i>Callistemon citrinus</i>	Bottlebrush	3	<10	Fair
17	<i>Callistemon viminalis</i> cv.	(4) Bottlebrush	to 3	<10	Fair
18	<i>Ulmus glabra</i> 'Lutescens'	Golden Elm	8	44	Fair
19	<i>Callistemon citrinus</i>	Bottlebrush	3	<10	Good
20	<i>Lagerstroemia</i> cv.	Crepe Myrtle	1.5	<10	Good
21	<i>Ulmus parvifolia</i>	Chinese Elm	3	12	Good

Table 1 – Species & physical condition of the trees to be removed from the CIVITAS Stage 3 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. Tree Nos shown **Green** require consent for removal under Wagga Wagga DCP, 2010.

4.1 – Tree 1



Exhibit 4 – Tree 1 is a Nettle Tree (*Celtis australis*). There are a number of shrubs (to 2 metres) under the tree's canopy, including *Photina*, *Buxus* & *Ligustrum* spp.. The tree is in Good condition.

4.2 – Tree 2



Exhibit 5 – Tree 2 is a Bookleaf Pine (*Thuja orientalis*), located only about one metre off the residence (66 Murray Street).

4.3 – Tree 3



Exhibit 6 – Tree 3 is a Broad-leaf Privet (*Ligustrum lucidum*).

4.4 – Tree 4



Exhibit 7 – Tree 3 is a Small-leaf Privet (*Ligustrum sinense*). The tree has been previously lopped at 1.6 metres.

4.5 – Tree 5



Exhibit 8 – Tree 5 is a line of six (6) Native Frangipanis (*Hymenosporum flavum*). The trees feature sparse crowns, apical dieback & sunburn damage to stems. Rated in Poor condition.

4.6 – Tree 6



Exhibit 9 – Tree 6 is a Lemon Tree (*Citrus* sp.). There is a Broad-leaf Privet growing through canopy of the tree and it is rated as in Fair condition.

4.7 – Tree 7



Exhibit 10 – Tree 7 is an Ornamental Pear (*Pyrus* sp.). It is a healthy juvenile tree with spreading habit. Rated in Good condition.

4.8 – Tree 8



Exhibit 11 – Tree 8 is a row of three (3) Olives (*Olea* sp.).

4.9 – Tree 9



Exhibit 12 – Tree 9 is a mature Apple Tree (*Malus domestica*) in Fair condition. There is also a multi-stem vine (*Rosa* sp.) at its (western) base.

4.10 – Tree 10



Exhibit 13 – Tree 10 is a Silver Princess Gum (*Eucalyptus caesia* subsp *magna*). The tree is in Poor condition with sparse canopy & large lignotuber.

4.11 – Tree 11



Exhibit 14 – Tree 11 is a dead Coastal Banksia (*Banksia interifolia*).

4.12 – Tree 12



Exhibit 15 – Tree 12 is another Broad-leaf Privet (*Ligustrum lucidum*).

4.13 – Tree 13



Exhibit 16 – Tree 13 is a young English Elm (*Ulmus procera*). The tree’s current season foliage heavily damaged by Elm Leaf Beetle (ELB) and there is an Almond (*Prunus* sp.) growing from its base. The tree is probably a root sucker of a large established Elm tree to the north. Rated in Fair condition..

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4.14 – Tree 14



Exhibit 17 – Tree 14 is another Broad-leaf Privet (*Ligustrum lucidum*).

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4.15 – Tree 15



Exhibit 18 – Tree 15 is a Port Wine Magnolia (*Magnolia figo*). Rated in Good condition.

4.16 – Tree 16



Exhibit 19 – Tree 16 is a Bottlebrush (*Callistemon citrinus*) in Fair condition. It has been previously lopped at 2 metres

4.17 – Tree 17



Exhibit 20 – Tree 17 is a grouping of four (4) Bottlebrushes (*Callistemon viminalis cv.*). Most have been previously lopped at 1.5 metres and are rated in Fair condition.

4.18 – Tree 18



Exhibit 21 – Tree 18 is a Golden Elm (*Ulmus glabra* 'Lutescens'). The tree's current season foliage is heavily damaged by ELB. Condition rating Fair.

4.19 – Tree 19



Exhibit 22 – Tree 19 is another Bottlebrush (*Callistemon citrinus*). The tree is rated in Good condition.

4.20 – Tree 20



Exhibit 23 – Tree 20 is a juvenile Crepe Myrtle (*Lagerstroemia cv.*), recently planted in car park island with surrounding ground cover planting. The tree is in Good condition.

4.21 – Tree 21



Exhibit 24 – Tree 21 is a Chinese Elm (*Ulmus parvifolia*), and is a recently planted street tree in Good condition.

5 Discussion and Recommendations

As tabulated in Table 1, fourteen (14) of the thirty-one (31) trees documented in this report are of a sufficient stature – that being with a height equal to or exceeding eight metres – to warrant consideration under the provisions of the Wagga Wagga Development Control Plan, 2010. However, 3 of these (14) are either dead or “undesirable plant species” (as defined in the Wagga Wagga Development Control Plan, 2010).

The proposal of the trees nominated for removal – on the Demolition Plan prepared by Morrison Design Partnership – is supported.

Of the eleven trees requiring consent for removal only one was classified as being in “Good” condition and therefore a realistic consideration for retention in any altered landscape. That tree is, however, a species (*Celtis australis*) that is broadly considered as an “Invasive Environmental Weed” due to its propensity to “self-seed” after its seed is broadcast in the droppings of birds, a characteristic shared by a range of species listed as “undesirable plant species” in the Wagga Wagga Development Control Plan, 2010.

All trees retained adjacent to the development site (including street trees) should be given full and adequate protection during any future construction works (in accordance with AS4970-2009; *Protection of trees on development sites*).

Finally, it should also 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 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
February 2024.

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 or via email to larch_therock@bigpond.com.

References

Standards Australia, 2009. *Protection of trees on development sites: AS4970-2009*. SA: Sydney.

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