

# JACKSONS NATURE WORKS

34 CALOOLA CRESCENT, BEVERLY HILLS 2209

9 150 4430  
04 18) 414 502

Messers A Graham-Vilo and S Bailey  
Co. Place Studio  
Level 5, 140 William Street  
Woolloomooloo NSW 2011

24<sup>th</sup> October 2025

Dear Alex and Sam,  
RE: Arborist services at 20 Heradale Parade, Batemans Bay. The Site

## 1. Background

An application to vary DA 0593/23 is being lodged with Eurobodalla Shire Council.

To prepare this report we have reviewed the following documents:

- Arboricultural Assessment Report by Jacksons Nature Works, dated 4.9.2024 (AAR/JNW 2024)
- Architectural plans by Place Studio dated 24.10.2025, Rev F.
- Landscape plan by Place Studio dated 24.10.2025, Rev C.
- Stormwater Concept Plan by Telford Civil dated 17.10.2025, Rev B.
- Eurobodalla Shire Council Tree Preservation Code of Practice dated 30.7.2019 (TPC); &
- Australian Standard AS 4970 – 2009 Protection of trees on development sites.

This report will examine the revised design and provide Council with our discussions and recommendations for their approval.

## 2. Observations

The same tree numbering used in this report are those used in the AAR/JNW 2024 for ease of reference.

## 3. Discussions / Recommendations

I have reviewed the revised plans and I can conclude the following:

- a) Remove the following council street trees: Tree 1 & 3.
- b) Retain the following council street tree unless Council considered a replacement tree is more appropriate: Tree 5.
- c) Remove the following Exempt trees on site: Tree 2, 4, 11, 16, 17, 19, 20, 23 & 27.
- d) Remove the following trees on site: Tree 6, 7, 8, 9, 10, 12, 13, 14, 15, 21, 22, 24, 29 & 40.
- e) Retain the following trees on site: Tree 28, 30, 31, 32, 33, 35, 36, 37, 38, 39, 41, 42, 43, 44, 45, 46 & 49.

- f) Tree removal work shall be carried out by an experienced tree surgeon in accordance with *Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal (2016)*.
- g) Install the following Tree Protection Measures around the retained street tree: Tree 5, tree protection measures shall be a temporary fence of chain wire panels 1.8 metres in height (or equivalent), supported by steel stakes or concrete blocks as required and fastened together and supported to prevent sideways movement. Existing boundary fences or walls are to be retained shall constitute part of the tree protection fence where appropriate. A sign is to be erected on the tree protection fences of the trees to be retained that the trees are covered by Council's tree preservation orders and that "No Access" is permitted into the tree protection zone – Refer Annexure D.
- h) Install the following Tree Protection Measures around the retained trees on site: Tree 5, 28, 30, 31, 32, 33, 35, 36, 37, 38, 39, 41, 42, 43, 44, 45 & 46, tree protection measures shall be a temporary fence of chain wire panels 1.8 metres in height (or equivalent), supported by steel stakes or concrete blocks as required and fastened together and supported to prevent sideways movement. A sign is to be erected on the tree protection fences of the trees to be retained that the trees are covered by Council's tree preservation orders and that "No Access" is permitted into the tree protection zone.
- i) That a Tree Management Plan be prepared as part of the Construction Certificate by a consulting arborist who holds the Diploma in Horticulture (Arboriculture), Level 5 or above under the Australian Qualification Framework.
- j) An AQF Level 5 Project Arborist shall be engaged to supervise the building works and certify compliance with all Tree Protection Measures.
- k) The tree impact plans can be found on Annexure A.



Ross Jackson M.A.A. & M.A.I.H.  
Consulting Arborist 1695  
Graduate Certificate in Arboriculture AQF Level 8 (Honours)  
Diploma Horticulture (Arboriculture) – AQF Level 5  
Certificate III in Horticulture  
Certificate in Horticulture (Landscape – Honours)  
E: [ross.jnw@gmail.com](mailto:ross.jnw@gmail.com)





ID	Botanical Name	Origin	Average Spread	Height	Action
E01	Cupressus sempervirens	Exotic	2000	6000	Remove
E02	Ipomoea sp.	Exotic	10000	10000	Remove
E03	Platanus racemosa	Native	7000	8000	Remove
E04	Acacia saligna	Exotic	10000	10000	Remove
E05	Callistemon salignus	Native	3000	7000	Retain
E06	Callistemon sp.	Native	3000	3000	Remove
E07	Callistemon viminalis	Native	4000	4000	Remove
E08	Mitellaea quinquefolia	Native	3000	8000	Remove
E09	Callistemon viminalis	Native	7000	8000	Remove
E10	Gynerium laterale	Native	3000	8000	Remove
E11	Platanus racemosa	Native	7000	10000	Remove
E12	Callistemon salignus	Native	3000	8000	Remove
E13	Callistemon salignus	Not Set	3000	8000	Remove
E14	Gynerium laterale	Native	4000	8000	Remove
E15	Callistemon salignus	Native	3000	8000	Remove
E16	Olea europaea subsp. Africana	Exotic	4000	7000	Remove
E17	Ulmus europaeus ssp. Africana	Exotic	7000	7000	Remove
E18	Not Found	Not Set	8000	8000	Remove
E19	Schinus molle	Exotic	8000	8000	Remove
E20	Schinus molle	Exotic	9000	8000	Remove
E21	Mitellaea quinquefolia	Native	8000	8000	Remove
E22	Gynerium laterale	Native	3000	8000	Remove
E23	Schinus molle	Exotic	8000	8000	Remove
E24	Gynerium laterale	Native	7000	8000	Remove
E25	Not Found	Not Set	8000	8000	Remove
E26	Not Found	Not Set	8000	8000	Remove
E27	Schinus molle	Exotic	8000	8000	Remove
E28	Casuarina glauca	Native	8000	10000	Retain
E29	Casuarina glauca	Native	10000	10000	Remove
E30	Casuarina glauca	Native	2000	8000	Retain
E31	Casuarina glauca	Native	2000	8000	Retain
E32	Casuarina glauca	Native	2000	8000	Retain
E33	Platanus sp.	Native	20000	24000	Retain
E34	Not Found	Not Set	5000	8000	Remove
E35	Corymbia maculata	Native	10000	20000	Retain
E36	Platanus sp.	Native	2000	8000	Retain
E37	Corymbia maculata	Native	2000	8000	Retain
E38	Corymbia maculata	Native	8000	10000	Retain
E39	Corymbia maculata	Not Set	8000	17000	Retain
E40	Platanus sp.	Native	8000	12000	Remove
E41	Corymbia maculata	Native	8000	14000	Retain
E42	Platanus sp.	Native	14000	16000	Retain
E43	Corymbia maculata	Native	10000	20000	Retain
E44	Corymbia maculata	Native	8000	10000	Retain
E45	Corymbia maculata	Native	8000	16000	Retain
E46	Corymbia maculata	Native	8000	16000	Retain
E47	Not Found	Not Set	5000	2000	Remove
E48	Not Found	Not Set	6000	4000	Remove
E49	Corymbia maculata	Not Set	6000	12000	Retain
E50	Not Found	Not Set	5000	5000	Retain

REFER TO AGRICULTURAL IMPACT ASSESSMENT REPORT BY JACOBSONS NATURE WORKS

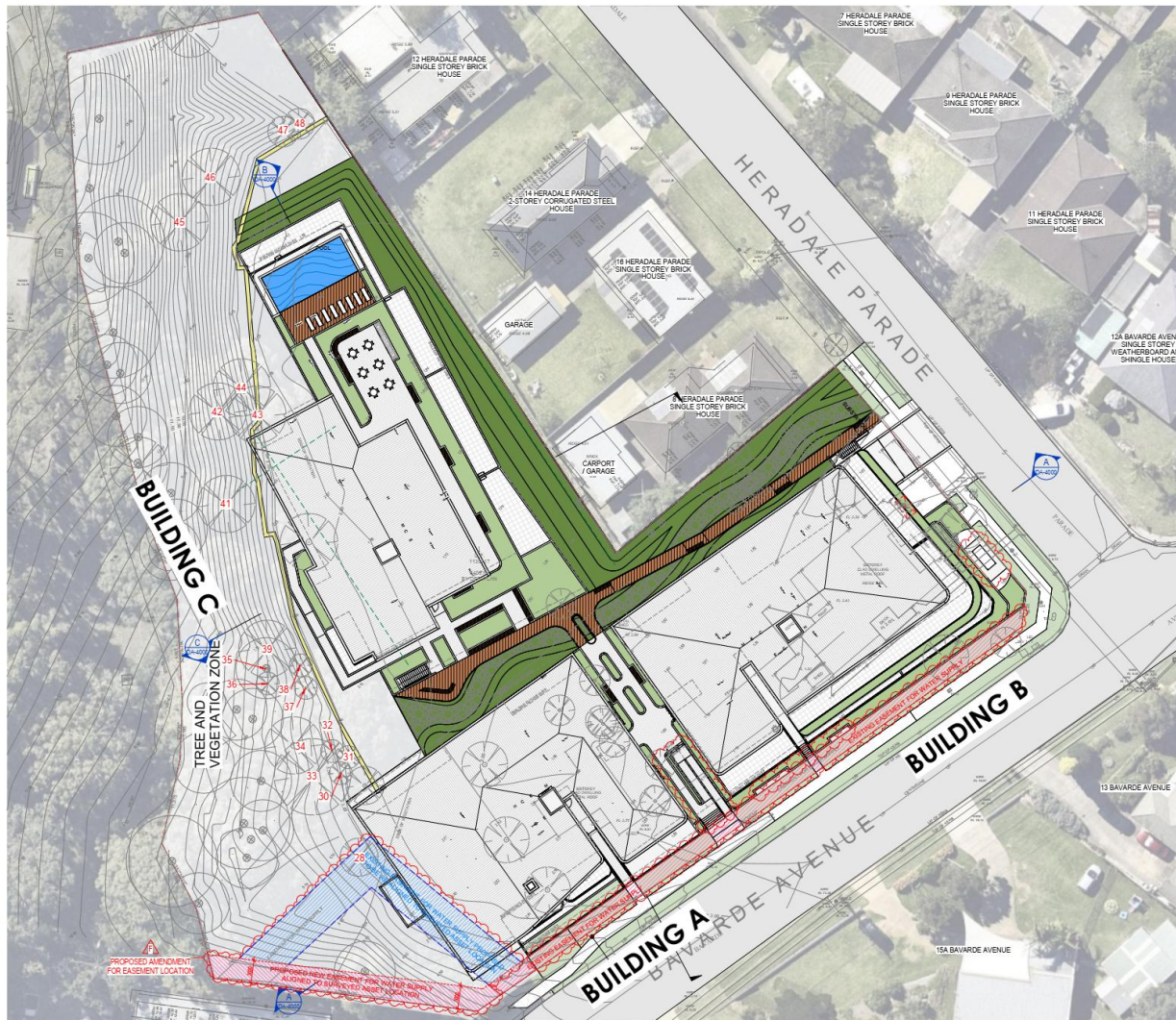
1 EXISTING TREE PLAN  
Scale: 1:500 @ A1

NOT FOR CONSTRUCTION  
DEVELOPMENT APPLICATION

<p>NOTES:</p> <p>1. All trees shown on this plan are to be retained unless otherwise indicated.</p> <p>2. All trees shown in red circles with a cross are to be removed.</p> <p>3. All trees shown in green circles are to be retained.</p> <p>4. All trees shown in red circles with a cross are to be removed.</p> <p>5. All trees shown in green circles are to be retained.</p> <p>6. All trees shown in red circles with a cross are to be removed.</p> <p>7. All trees shown in green circles are to be retained.</p> <p>8. All trees shown in red circles with a cross are to be removed.</p> <p>9. All trees shown in green circles are to be retained.</p> <p>10. All trees shown in red circles with a cross are to be removed.</p>	<p>REVISION</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION				<p>LEGEND</p> <table border="1"> <tr><td></td><td>EXISTING TREES TO BE RETAINED AND PROTECTED</td></tr> <tr><td></td><td>EXISTING TREES TO BE REMOVED</td></tr> </table>		EXISTING TREES TO BE RETAINED AND PROTECTED		EXISTING TREES TO BE REMOVED	<p>PROJECT</p> <p>4201029</p> <p>Existing Tree Plan</p> <p>CLIENT: HERONDALE BATEMANS BAY</p>	<p>DRAWING TITLE</p> <p>HERONDALE BATEMANS BAY</p> <p>PROJECT NO: 4201029</p> <p>SCALE: 1:500</p> <p>DATE: 24/01/2024</p>	<p>PLACE LANDSCAPE</p> <p>100% LANDSCAPE ARCHITECTURE</p> <p>100% LANDSCAPE ARCHITECTURE</p> <p>100% LANDSCAPE ARCHITECTURE</p>
	NO.	DATE	DESCRIPTION												
	EXISTING TREES TO BE RETAINED AND PROTECTED														
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<p>SCALE: 1:500 @ A1</p>	<p>CLIENT: HERONDALE BATEMANS BAY</p>	<p>DATE: 24/01/2024</p>	<p>DATE: 24/01/2024</p>												







**UNIT MIX**

TYPE	NO.	AREA (sqm)
3 BED	A-101	132.4 m <sup>2</sup>
3 BED	A-102	133.9 m <sup>2</sup>
3 BED	A-103	131.5 m <sup>2</sup>
3 BED	A-104	133.0 m <sup>2</sup>
3 BED	A-105	131.9 m <sup>2</sup>
3 BED	A-201	132.2 m <sup>2</sup>
3 BED	A-202	133.9 m <sup>2</sup>
3 BED	A-203	131.5 m <sup>2</sup>
3 BED	A-204	133.0 m <sup>2</sup>
3 BED	A-205	131.9 m <sup>2</sup>
3 BED	A-201	133.0 m <sup>2</sup>
3 BED	A-202	133.9 m <sup>2</sup>
3 BED	A-203	132.0 m <sup>2</sup>
3 BED	A-204	133.9 m <sup>2</sup>
3 BED	A-205	134.2 m <sup>2</sup>
3 BED	A-201	132.1 m <sup>2</sup>
3 BED	A-202	133.9 m <sup>2</sup>
3 BED	A-203	131.5 m <sup>2</sup>
3 BED	A-204	148.1 m <sup>2</sup>
3 BED	A-205	144.8 m <sup>2</sup>
3 BED	B-101	148.3 m <sup>2</sup>
3 BED	B-102	123.9 m <sup>2</sup>
3 BED	B-103	134.5 m <sup>2</sup>
3 BED	B-104	114.1 m <sup>2</sup>
3 BED	B-105	118.0 m <sup>2</sup>
3 BED	B-106	133.2 m <sup>2</sup>
3 BED	B-101	148.3 m <sup>2</sup>
3 BED	B-102	103.0 m <sup>2</sup>
3 BED	B-203	134.5 m <sup>2</sup>
3 BED	B-204	114.1 m <sup>2</sup>
3 BED	B-205	118.0 m <sup>2</sup>
3 BED	B-206	132.2 m <sup>2</sup>
3 BED	B-201	148.3 m <sup>2</sup>
3 BED	B-202	103.0 m <sup>2</sup>
3 BED	B-203	132.2 m <sup>2</sup>
3 BED	B-204	142.9 m <sup>2</sup>
4 BED	B-205	224.8 m <sup>2</sup>
3 BED	B-206	82.4 m <sup>2</sup>
3 BED	B-202	142.2 m <sup>2</sup>
3 BED	B-203	118.0 m <sup>2</sup>
3 BED	B-204	132.2 m <sup>2</sup>
3 BED	B-205	132.2 m <sup>2</sup>
3 BED	C-101	138.4 m <sup>2</sup>
3 BED	C-102	137.1 m <sup>2</sup>
3 BED	C-103	112.7 m <sup>2</sup>
3 BED	C-104	138.4 m <sup>2</sup>
3 BED	C-105	139.5 m <sup>2</sup>
3 BED	C-106	132.6 m <sup>2</sup>
3 BED	C-201	138.2 m <sup>2</sup>
3 BED	C-202	148.8 m <sup>2</sup>
3 BED	C-203	138.7 m <sup>2</sup>
3 BED	C-204	139.6 m <sup>2</sup>
3 BED	C-205	132.6 m <sup>2</sup>
3 BED	C-201	141.1 m <sup>2</sup>
3 BED	C-202	135.0 m <sup>2</sup>
3 BED	C-203	118.0 m <sup>2</sup>
3 BED	C-202	137.1 m <sup>2</sup>
3 BED	C-203	112.7 m <sup>2</sup>
3 BED	C-204	138.8 m <sup>2</sup>
3 BED	C-205	110.8 m <sup>2</sup>
3 BED	C-206	132.8 m <sup>2</sup>
3 BED	C-206	132.8 m <sup>2</sup>

**PRELIMINARY  
NOT FOR CONSTRUCTION  
DEVELOPMENT APPLICATION**

Architect: **PLACE STUDIO**  
 1/140 HERADALE PARADE, BATEMANS BAY, VIC 3915  
 PHONE: 08 3908 1234 | WWW.PLACESTUDIO.COM.AU

PROJECT: #20211029  
**HERADALE BATEMANS BAY**  
 20 HERADALE PARADE  
 BATEMANS BAY  
 DRAWING TITLE: **SITE PLAN**

SHEET NUMBER: **DA-2000** REV: **F**  
 DATE: 20/10/2023

Scale: 1:250 @ A1



- LEGEND**
- 1 BED
  - 2 BED
  - 2 BED - ADA
  - 3 BED
  - 3 BED - ADA
  - 4 BED
  - AMENITIES
  - BALCONY
  - COMMUNAL
  - SERVICE ROOM

**UNIT MIX**

TYPE	AREA (m <sup>2</sup> )	COUNT
2 BED	1562.6 m <sup>2</sup>	10
2 BED - ADA	356.1 m <sup>2</sup>	3
2 BED	4538.5 m <sup>2</sup>	30
3 BED - ADA	1831.9 m <sup>2</sup>	12
4 BED	994.5 m <sup>2</sup>	5
BD	786.2 m <sup>2</sup>	60

1x ADDITIONAL 2 BED UNIT.  
 1x ADDITIONAL 4 BED UNIT.  
 2x 1 BEDROOM UNITS  
 REMOVED. NO CHANGE IN  
 TOTAL NO. OF BEDS.  
 ADAPTABLE UNITS AMENDED  
 TO COUNCIL 25%  
 REQUIREMENT

**REVISIONS**

REV	DATE	REVISIONS	APP
A	10/01/2024	ISSUE FOR PERMIT	DA
B	10/01/2024	ISSUE FOR PERMIT	DA
C	10/01/2024	ISSUE FOR PERMIT	DA
D	10/01/2024	ISSUE FOR PERMIT	DA
E	10/01/2024	ISSUE FOR PERMIT	DA
F	10/01/2024	ISSUE FOR PERMIT	DA

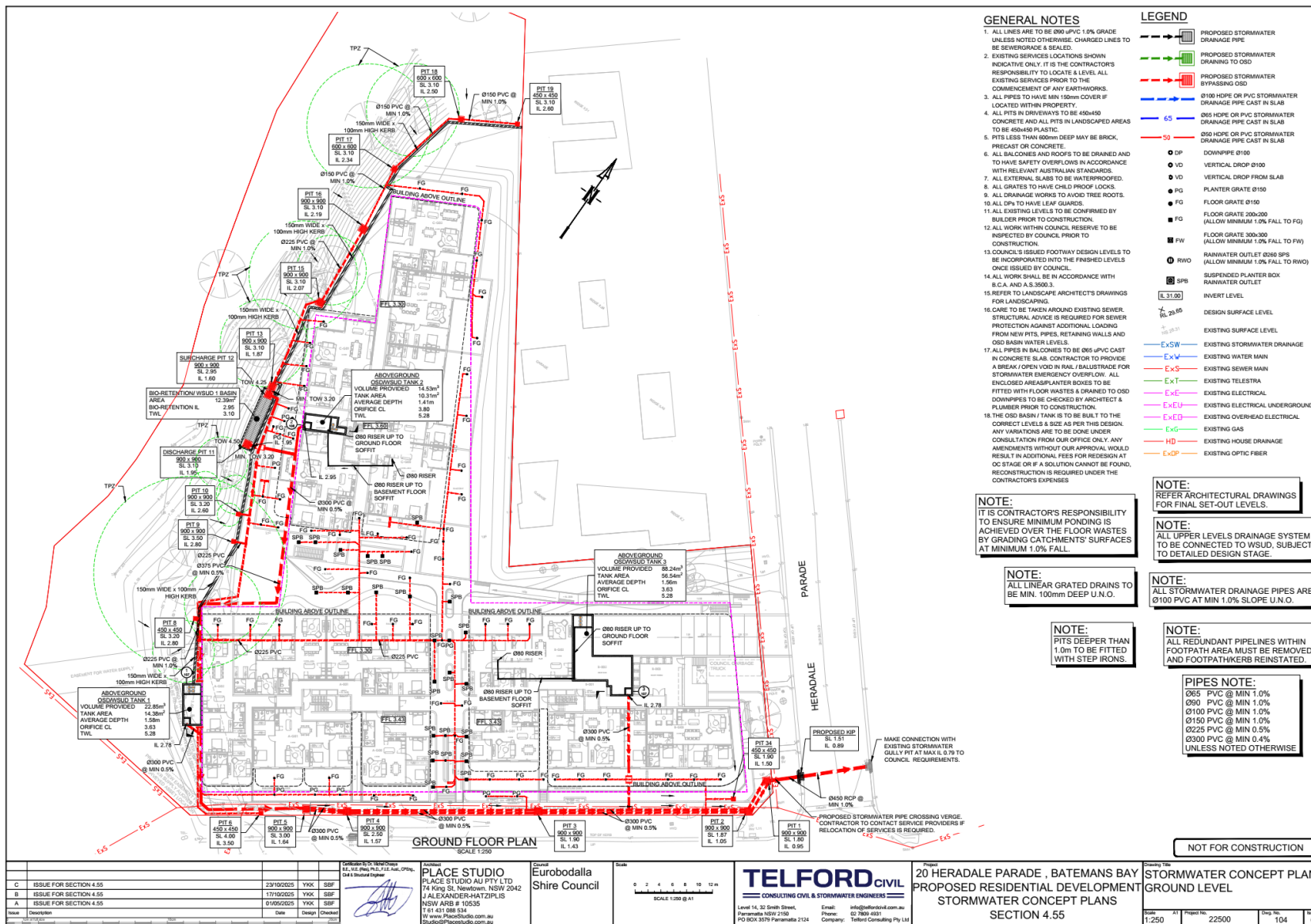
ARCHITECT:  
**PLACE**  
 STUDIO  
 PLACE STUDIO ARCHITECTS  
 10 HERADALE PARADE, BATEMANS BAY  
 7000 BATEMANS BAY NSW 2204  
 02 4373 8888  
 www.placestudio.com.au

SCALE: 1:200 @ A1

PROJECT:  
 #20241029  
**HERADALE BATEMANS BAY**  
 20 HERADALE PARADE  
 BATEMANS BAY  
 DRAWING TITLE:  
**GA - GROUND FLOOR PLAN**  
 SHEET NUMBER: **DA-2004** REV: **F**  
 DATE: 24/10/2024

**PRELIMINARY  
 NOT FOR CONSTRUCTION  
 DEVELOPMENT APPLICATION**





**GENERAL NOTES**

1. ALL LINES ARE TO BE 200 PVC @ 1.0% GRADE UNLESS NOTED OTHERWISE. CHANGED LINES TO BE SEWERGRADE & SEALED.
2. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE A LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
3. ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 600x600 PLASTIC.
5. PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
6. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. ALL EXTERNAL SLABS TO BE WATERPROOFED.
8. ALL GRATES TO HAVE CHILD PROOF LOCKS.
9. ALL DRAINAGE HORNS TO AVOID TREE ROOTS.
10. ALL DPs TO HAVE LEAF GRATES.
11. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
12. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
13. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
14. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
15. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
16. CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
17. ALL PIPES IN BALCONIES TO BE 065 PVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPS TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.
18. THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

**LEGEND**

- PROPOSED STORMWATER DRAINAGE PIPE
- PROPOSED STORMWATER DRAINING TO OSD
- PROPOSED STORMWATER BYPASSING OSD
- 0150 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
- 065 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
- 090 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
- DOWNPIPE 0100
- VERTICAL DROP 0100
- VERTICAL DROP FROM SLAB
- PLANTER GRATE 0150
- FLOOR GRATE 0150
- FLOOR GRATE 200x200 (ALLOW MINIMUM 1.0% FALL TO FG)
- FLOOR GRATE 300x300 (ALLOW MINIMUM 1.0% FALL TO FW)
- RAINWATER OUTLET 0200 SPS (ALLOW MINIMUM 1.0% FALL TO RWO)
- SUSPENDED PLANTER BOX RAINWATER OUTLET
- INVERT LEVEL
- DESIGN SURFACE LEVEL
- EXISTING SURFACE LEVEL
- EXISTING STORMWATER DRAINAGE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING TELESTRA
- EXISTING ELECTRICAL
- EXISTING ELECTRICAL UNDERGROUND
- EXISTING OVERHEAD ELECTRICAL
- EXISTING GAS
- EXISTING HOSE DRAINAGE
- EXISTING OPTIC FIBER

**NOTE:**  
IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE MINIMUM PONDING IS ACHIEVED OVER THE FLOOR WASTES BY GRADING CATCHMENTS' SURFACES AT MINIMUM 1.0% FALL.

**NOTE:**  
ALL LINEAR GRATED DRAINS TO BE MIN. 100mm DEEP U.N.O.

**NOTE:**  
PITS DEEPER THAN 1.0m TO BE FITTED WITH STEP IRONS.

**NOTE:**  
REFER ARCHITECTURAL DRAWINGS FOR FINAL SET-OUT LEVELS.

**NOTE:**  
ALL UPPER LEVELS DRAINAGE SYSTEM TO BE CONNECTED TO WSUD, SUBJECT TO DETAILED DESIGN STAGE.

**NOTE:**  
ALL STORMWATER DRAINAGE PIPES ARE 0100 PVC AT MIN 1.0% SLOPE U.N.O.

**NOTE:**  
ALL REDUNDANT PIPELINES WITHIN FOOTPATH AREA MUST BE REMOVED AND FOOTPATHKERB REINSTATED.

**PIPES NOTE:**  
065 PVC @ MIN 1.0%  
090 PVC @ MIN 1.0%  
0100 PVC @ MIN 1.0%  
0150 PVC @ MIN 1.0%  
0225 PVC @ MIN 0.5%  
0300 PVC @ MIN 0.4%  
UNLESS NOTED OTHERWISE

**NOT FOR CONSTRUCTION**

Issue	Description	Date	Design	Checked
C	ISSUE FOR SECTION 4.55	23/10/2025	YKX	SBF
B	ISSUE FOR SECTION 4.55	17/10/2025	YKX	SBF
A	ISSUE FOR SECTION 4.55	01/05/2025	YKX	SBF

Prepared by: S. Smith  
 Checked by: S. Smith  
 Date: 23/10/2025  
 Scale: 1:250

**PLACE STUDIO**  
 PLACE STUDIO AU PTY LTD  
 74 King St, Newtown, NSW 2042  
 U. ALEXANDER-HATZIDIS  
 NSW AFB # 10535  
 T: 61 2 955 8943  
 W: www.PlaceStudio.com.au  
 studio@PlaceStudio.com.au

Prepared by: S. Smith  
 Checked by: S. Smith  
 Date: 23/10/2025  
 Scale: 1:250

**TEL FORD CIVIL**  
 CONSULTING CIVIL & STORMWATER ENGINEERS  
 Level 14, 32 Smith Street,  
 Parramatta NSW 2150  
 PO BOX 3079 Parramatta 2154

20 HERADALE PARADE, BATEMANS BAY  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 STORMWATER CONCEPT PLANS  
 SECTION 4.55

Drawing Title: STORMWATER CONCEPT PLAN GROUND LEVEL  
 Scale: 1:250  
 Project No.: 22500  
 Date: 10/4  
 Issue: C

