
rainTree consulting

Arboricultural Management
PO Box 326 AVALON NSW 2107
Mobile 0419 250 248

Mr. Adrian McGregor
50 Condoever Street
NORTH BALGOWLAH
T: 0413 885 582

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50 CONDOVER STREET – NORTH BALGOWLAH, NSW
4.55 DESIGN MODIFICATION
ARBORICULTURAL REPORT
Ref No: 4425

INTRODUCTION & METHODOLOGY

This report has been commissioned by Mr. Adrian McGregor to address design modifications and potential impacts that may occur to trees in relation to Tree Protection Zone (TPZ) encroachment impacts. Provided within documentation 4.55 amendments have been colour coded in BULE with the following documentation reviewed to assist in the discussions presented:

McGregor & Coxall, design plans specific to:

- Lot 2 Condoever Street Plans, Sheet No: P-09 rev C dated 22.1.2025
- Lot 2 Condoever Street Elevations, Sheet No: P-10 rev C dated 22.1.2025
- Lot 2 Condoever Street Sections, Sheet No: P-11 rev C dated 22.1.2025
- Landscape Plan Sheet No: L-01 rec C dated 22.1.2025

Raintree Consulting

- Arboricultural Impact Assessment (AIA), report ref No:3323 dated 18.4.2023.

TSS Total Surveying Solutions, job No: 190990

- Survey Plan ref No. 190990 rev D dated 4.5.2021

Australian Standards

- AS4970 Protection of Trees on Development Sites– 2009

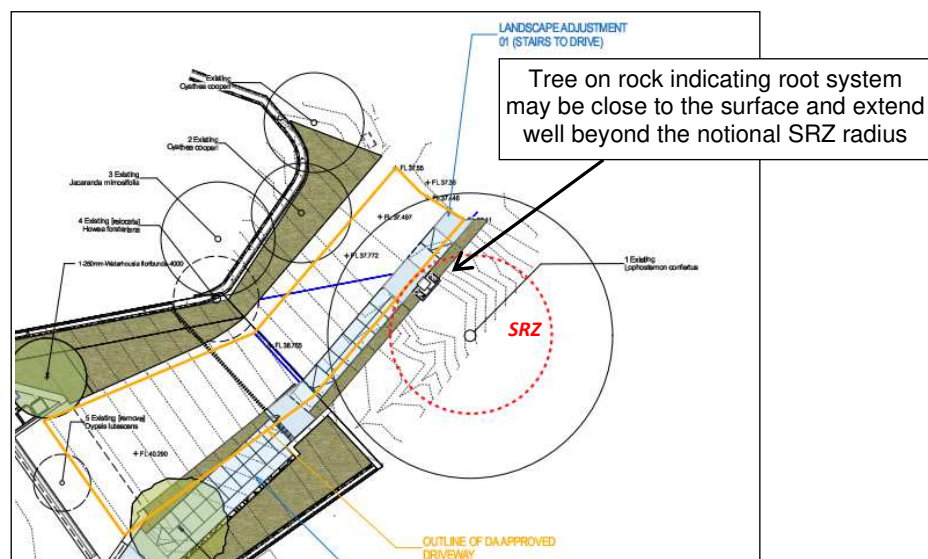
DISCLAIMER & LIMITATION ON THE USE OF THIS REPORT

This report is to be utilized in its entirety only. Any written or verbal submission, report or presentation that includes statements taken from the findings, discussions, conclusions or recommendations made in this report, may only be used where the whole of the original report (or copy) is referenced in, and directly to that submission, report or presentation. Unless stated otherwise: Information contained in this report covers only the tree/s that were examined and reflects the condition of the trees at the time of inspection: and the inspection was limited to visual examination of the subject tree without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject tree/s may not arise in the future. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Trees are a living entity and change continuously, they can be managed but not controlled and to be associated near one involves some degree of risk.

DISCUSSION OF 4.55 MODIFICATIONS

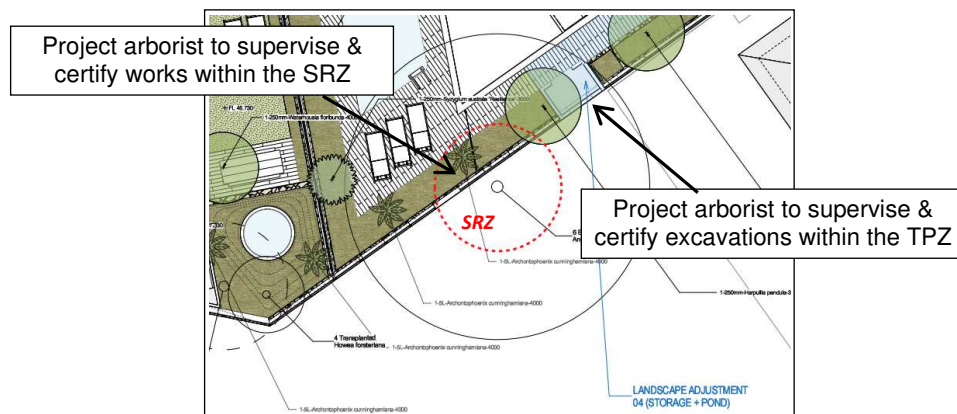
Tree 1 (Brushbox)

1. Slight additional encroachment occurs by pathway access with site alterations occurring within the 2.8m radial Structural Root Zone (SRZ), being *the area required for tree stability* (AS4970). As previously identified the tree may be located on rock which requires demolition indicating tree management should consist of the following recommendations:
 - Tree management requires identifying the extent of driveway cut & over excavation within the SRZ with a tree root investigation conducted to identify potential impacts on critical roots.
 - Additional excavation plans should be provided to the assessing arborist for review where any over excavation of the rock or natural ground is required to accommodate construction.
 - The management of the tree's root system should be based on the outcome of the investigation.



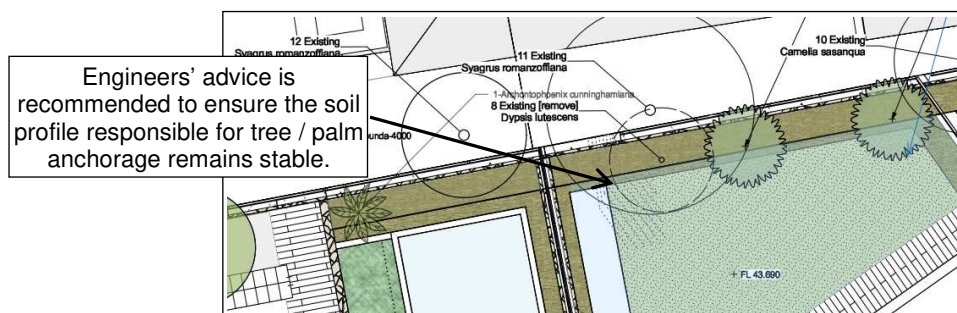
Tree 6 (Angophora)

2. Proposed landscape adjustment of Storage & Pond of *Minor* (<10%) TPZ occupancy being outside the SRZ, indicating the impact is likely to be a low-level disturbance within the TPZ. General additional tree management is recommended to consist of:
 - All excavations within the 5.4m radial Tree Protection Zone (TPZ) to be supervised & certified by an appointed site arborist.
 - No excavation or demolition to occur within the SRZ, specific to any boundary retaining wall without direct onsite project arborist supervision & certification.

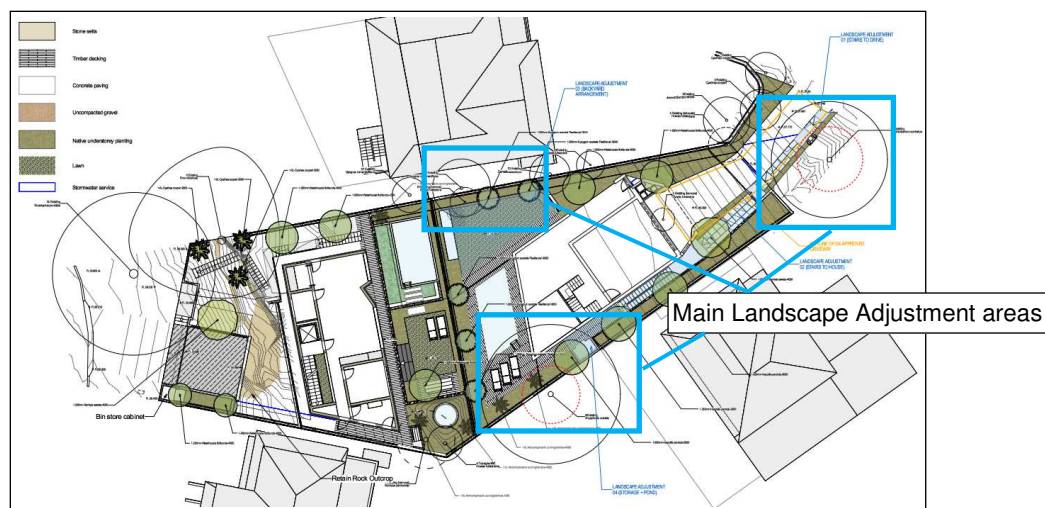


Tree / Palms 11 & 12 (Cocos Palms)

3. Proposed landscape adjustment is within the footprint of original works indicating the management of the neighboring palms remains the same to previous recommendations being specific to:
 - Engineers' advice is required to ensure and certify the soil responsible for tree anchorage remains stable by the proposed excavation cut, and specifically the removal of the rock outcrop within the TPZ of T11.
 - A colour coded Bulk Earthwork (cut & fill) plan should be provided for project arborist assessment.
 - Civil design plans for retaining walls, specifically along or adjacent to the boundary and within tree protection zones should be reviewed for comment by an appointed arborist prior to instalment.



4. The remaining Landscape Adjustment as shown below indicates remaining trees are not altered by the design amendment with all recommendations provided within Raintree Consulting's Arboricultural Impact Assessment (AIA) ref No: 3323 applying for the management of trees.



Yours sincerely

Mark A Kokot

AQF Level 5 consulting arborist

Diploma of Hort/Arboriculture (AQF5), Associate Diploma Parks Management (AQF4)
 Certified Arborist / Tree Surgeon (AQF3), ISA Tree Risk Assessment Qualified 2029
 Member: ISA, Arboriculture Australia & IACA, Working With Children No: WWC0144637E

Ref No:4425

50 Condover St, NTH BALGOWLAH NSW - arborist – 2.6.2025

