



Arboricultural Impact Assessment Report

I Kendal St Byron Bay

Client

Kollective Kendall Pty Ltd



Northern Tree Care
ABN 73 674 526 681
6 Abalone Place, Ballina. NSW 2478
0414 186 161

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1. Introduction

1.1 Peter Gray has compiled this report on request from Kollektive Kendal who are the owners of the property at 1 Kendall St Byron Bay. They are planning to construct new units on the site.

1.2 There is an area of wetland on the property and adjacent to the proposed development, that contains some trees.

2. Scope

2.1 This report is an Arboricultural Impact Assessment Report. The report describes the trees growing on the property and road reserve adjacent to the site. The Retention Value of the trees is assessed. Where it is considered appropriate, recommendations for the management of the trees is made. Where trees are retained in the development, recommendations for their protection during construction are made.

2.2 Only the trees likely to be affected by the proposed development are described in this report.



3. Method

3.1 The trees were assessed visually from the ground. The diameter at breast height (DBH) was measured at 1.4 m above the ground. The height of the trees were measured using a hypsometer or estimated where the view of the trees was partially obstructed. The conventions and methods recommended in the Australian Standard AS 4970-2009 Protection of trees on development sites were used to assess the trees.

3.2 The health and condition of the trees were assessed using the Visual Tree Assessment method (Mattheck & Breloer 2003). This is a method of assessing trees using the body language or shape and features of the tree to indicate their condition. These tree shapes or body language are a reliable indicator of the underlying condition of that part of the tree. The trees were identified using the signs and features present at the time of inspection.

3.3 The trees were inspected by P. Gray of Northern Tree Care on 10th May 2023. This report is compiled from information gathered during the inspection and from plans and documents supplied by Mr Band. The plans and documents include:

- *Proposed Site Plan.* Story Design Collective. 14/02/2023.
- *Revised DA Drawings.* Story Design Collective. 30/3/2023.
- *Ecological Advice .* Biodiversity Assessment Solutions. 10/03/2023.
- *Proposed Unit Development.* Story Design Collective. 29/09/2023.

4. Observations

4.1 The land is described as 1 Kendall St, Byron Bay SP 96105. The land is zoned C2, C3 and R2 Low Density Residential. Part of the property is mapped High Environmental Value. The land is bounded by wetlands to the south and west, Kendall St to the east and Ewingsdale Rd to the north. The land is flat and the soil is sandy. There are wetlands on and adjacent to the property so the water table is high.

There are a number of trees growing in the wetlands. These trees have been described in the *Ecological Advice* by Biological Assessment Solutions. The trees growing close to the proposed development are described in this report.

4.2 There is an existing block of units and a concrete car parking area on the land. The proposed development is to build two new blocks of units.

4.3 The trees inspected during the site visit are described in Table 1. Tree Data. Only the trees likely to be affected by the proposed works have been described.

Table 1. Tree Data

Tree #	Name	Age	Health	Height m	DBH mm	Crown m	TPZ m	SRZ m
1	She Oak <i>Casuarina glauca</i>	Mature	Good	18	410	7	4.9	2.4
2	Tuckeroo <i>Cupaniopsis anacardioides</i>	Mature	Good	9	210	4	2.5	1.9
3	She Oak <i>Casuarina glauca</i>	Mature	Good	18	320	4	3.8	2.2
4	She Oak <i>Casuarina glauca</i>	Mature	Good	17	370	4	4.4	2.3
5	She Oak <i>Casuarina glauca</i>	Mature	Good	18	360	4	4.3	2.3
6	White Fig <i>Ficus virens</i>	Mature	Good	15	600	8	7.2	2.7
7	She Oak <i>Casuarina glauca</i>	Mature	Good	18	380	5	4.6	2.2
8	She Oak <i>Casuarina glauca</i>	Mature	Good	18	500	6	6.0	2.7
9	She Oak <i>Casuarina glauca</i>	Mature	Good	18	360	4	4.3	2.3
10	She Oak <i>Casuarina glauca</i>	Mature	Good	16	460	5	5.5	2.5
11	Tuckeroo <i>Cupaniopsis anacardioides</i>	Mature	Good	8	210	3	2.5	1.9
12	Tuckeroo <i>Cupaniopsis anacardioides</i>	Mature	Good	6	130	3	2.0	1.5



Table 1 Continued

Tree #	Name	Age	Health	Height m	DBH mm	Crown m	TPZ m	SRZ m
13	She Oak <i>Casuarina glauca</i>	Mature	Good	12	270	4	3.2	2.0
14	She Oak <i>Casuarina glauca</i>	Mature	Good	17	420	5	5.0	2.4
15	Tuckeroo <i>Cupaniopsis anacardioides</i>	Mature	Good	6	120	2	2.0	1.5
16	She Oak <i>Casuarina glauca</i>	Mature	Good	16	300	5	4.6	2.1
17	She Oak <i>Casuarina glauca</i>	Mature	Good	18	410	5	4.9	2.4

5. Tree Significance

5.1 When considering the retention value of trees, two major issues were considered. They are the significance of the tree and its estimated life expectancy.

5.2 When assigning a value to the significance of the tree, a number of factors should be considered (Moreton 2003). The significant outcomes have been determined in **Attachment 4. Significance of Trees in the Landscape.**

6. Tree Retention Values

		Landscape Significant Rating						
		Significant	Very High	High	Moderate	Low	Very Low	Insignificant
Est. Life Expectancy years	> 40	High Retention Value			Moderate Retention Value		Low Retention Value	Very Low Retention Value
	15-40				# 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17			
	5-15							
	<5							
	Dead							

Ref: Modified from Couston, Howden (2001) Tree Retention Values Table. Footprint Green Pty Ltd, Sydney Australia.

6.1 Where trees have a high retention value they should be retained if possible. Where the development is considered to be more important than the trees they may be removed (Barrell 2006).



7. Discussion

7.1 The trees # 1 ~ 5 are growing beside a concrete parking area. This concrete pad has been in place for some years. The proposed new units will be built on the footprint of the existing concrete pad. There will be no additional encroachment into the TPZ of these trees from the new development. The theoretical encroachment into the TPZ and SRZ of these trees is shown in Table 2 Encroachments. The actual encroachment is negligible however and will not cause any of these trees to become unviable.

7.2 Trees # 6 ~ 9 are growing close to an area of carparking that has a gravel surface. This area is proposed to be expanded slightly for a new driveway and Unit 19 is proposed to be built close to these trees. The theoretical encroachment into the TPZ of these trees is shown in Table 2 Encroachments. The theoretical encroachment for trees # 6, 8 and 8 are major encroachments according to the Australian Standard *AS 4970-2009 Protection of trees on development sites. Sect 3.3.4 Major encroachment*. The considerations detailed in the Standard Sect. 3.3.4 Encroachment considerations are assessed in Tables 3, 4 and 5 Encroachment Considerations.

7.3 Trees # 10 ~ 17 are growing close to a proposed car parking space and Unit 20. There is an existing gravel carpark in this area. The most easterly carpark will be slightly extended and the footprint for Unit 20 will also be extended to the south beyond the current carpark footprint. There will be a theoretical major encroachment for trees # 10, 11 , 14, 15 and 16 shown in Table 2. Encroachments. The considerations detailed in the Standard *Sect. 3.3.4 Encroachment considerations* are assessed in Tables 6, 7, 8, 9 and 10 Encroachment Considerations.

7.4 There will be a theoretical minor encroachment into trees # 9 of 7% and tree #17 of 8%. There is an area contiguous with the existing root system available for this tree to grow additional roots to compensate for any roots lost during construction. The construction of the proposed development will not cause this tree to become unviable.



Table 2. Encroachments

Tree #	TPZ Encroachment %	SRZ Encroachment %
1	29	13
2	35	29
3	27	10
4	23	-
5	14	-
6	38	38
7	43	28
8	25	3
9	7	-
10	26	26
11	10	3
12	-	-
13	-	-
14	17	11
15	16	14
16	17	8
17	8	-

Table 3. Tree # 6. White Fig

AS 4970 Section 3.3.4 Encroachment considerations		Considerations for this tree
a	Location and distribution of roots to be determined through non destructive investigation methods.	No investigation of root locations has been undertaken. As the existing driveway has been in place for several years it is unlikely that there are structural roots growing under the gravelled area. There are likely to be some roots growing in the additional area affected by the proposed development.
b	The potential loss of root mass resulting from the encroachment.	The theoretical encroachment into the TPZ and SRZ of this tree is 38%. However most of this area is already covered by a gravel carpark. The actual additional encroachment is small. The work proposed will be on top of the existing soil grade and will not result in the destruction of significant amounts of existing roots.
c	Tree species and tolerance to root disturbance.	Fig trees are a very hardy species and tolerant of root disturbance and root loss.
d	Age, vigour and size of the tree	The tree is a young mature tree that is growing beside and strangling a She Oak tree. The tree is vigorous and medium sized.
e	Lean and stability of the tree	The tree is leaning away from the proposed new building and carpark. It is strangling the She Oak tree next to it. It is very stable.
f	Soil characteristics	The soil is sandy and the water table is high. The trees roots are not expected to grow very deeply in this location due to the high water table.
g	The presence of existing or past structures	As noted there is an existing gravel carpark near the tree.
h	Design factors	The units and carpark have been designed to give as much clearance to the tree as is practicable.

Table 4. Tree # 7. She Oak

AS 4970 Section 3.3.4 Encroachment considerations		Considerations for this tree
a	Location and distribution of roots to be determined through non destructive investigation methods.	No investigation of root locations has been undertaken. As the existing driveway has been in place for several years it is unlikely that there are structural roots growing under the gravelled area. There are likely to be some roots growing in the additional area affected by the proposed development.
b	The potential loss of root mass resulting from the encroachment.	The theoretical encroachment into the TPZ is 43% and SRZ of this tree is 28%. However most of this area is already covered by a gravel carpark. The actual additional encroachment is small. The work proposed will be on top of the existing soil grade and will not result in the destruction of significant amounts of existing roots.
c	Tree species and tolerance to root disturbance.	She Oak trees are a moderately hardy species and tolerant of root disturbance and root loss.
d	Age, vigour and size of the tree	The tree is a mature aged tree that is growing beside and is being strangled by a Fig tree. The tree is moderately vigorous and medium sized.
e	Lean and stability of the tree	The tree is leaning away from the proposed new building and carpark. It is being strangled the Fig tree next to it. It is likely to be killed by the Fig tree in the next 15 ~ 20 years. If this occurs it will be held in place by the Fig tree and is unlikely to fall over.
f	Soil characteristics	The soil is sandy and the water table is high. The trees roots are not expected to grow very deeply in this location due to the high water table.
g	The presence of existing or past structures	As noted there is an existing gravel carpark near the tree.
h	Design factors	The units and carpark have been designed to give as much clearance to the tree as is practicable.

Table 5. Tree # 8. She Oak

AS 4970 Section 3.3.4 Encroachment considerations		Considerations for this tree
a	Location and distribution of roots to be determined through non destructive investigation methods.	No investigation of root locations has been undertaken. As the existing driveway has been in place for several years it is unlikely that there are structural roots growing under the gravelled area. There are likely to be some roots growing in the additional area affected by the proposed development.
b	The potential loss of root mass resulting from the encroachment.	The theoretical encroachment into the TPZ is 25% and SRZ of this tree is 3%. However most of this area is already covered by a gravel carpark. The actual additional encroachment is small. The work proposed will be on top of the existing soil grade and will not result in the destruction of significant amounts of existing roots.
c	Tree species and tolerance to root disturbance.	She Oak trees are a moderately hardy species and tolerant of root disturbance and root loss.
d	Age, vigour and size of the tree	The tree is a mature tree. The tree is moderately vigorous and medium sized.
e	Lean and stability of the tree	The tree is leaning away from the proposed new building and carpark. The tree is stable.
f	Soil characteristics	The soil is sandy and the water table is high. The trees roots are not expected to grow very deeply in this location due to the high water table.
g	The presence of existing or past structures	As noted there is an existing gravel carpark near the tree.
h	Design factors	The units and carpark have been designed to give as much clearance to the tree as is practicable.

Table 6. Tree # 10. She Oak

AS 4970 Section 3.3.4 Encroachment considerations		Considerations for this tree
a	Location and distribution of roots to be determined through non destructive investigation methods.	No investigation of root locations has been undertaken. As the existing driveway has been in place for several years it is unlikely that there are structural roots growing under the gravelled area. There are likely to be some roots growing in the additional area affected by the proposed development.
b	The potential loss of root mass resulting from the encroachment.	The theoretical encroachment into the TPZ is 26% and SRZ of this tree is 26%. However most of this area is already covered by a gravel carpark. The actual additional encroachment is small. The work proposed will be on top of the existing soil grade and will not result in the destruction of significant amounts of existing roots.
c	Tree species and tolerance to root disturbance.	She Oak trees are a moderately hardy species and tolerant of root disturbance and root loss.
d	Age, vigour and size of the tree	The tree is a mature tree. The tree is moderately vigorous and medium sized.
e	Lean and stability of the tree	The tree is leaning away from the proposed new building and carpark. The tree is stable.
f	Soil characteristics	The soil is sandy and the water table is high. The trees roots are not expected to grow very deeply in this location due to the high water table.
g	The presence of existing or past structures	As noted there is an existing gravel carpark near the tree.
h	Design factors	The units and carpark have been designed to give as much clearance to the tree as is practicable.

Table 7. Tree # 11. Tuckeroo

AS 4970 Section 3.3.4 Encroachment considerations		Considerations for this tree
a	Location and distribution of roots to be determined through non destructive investigation methods.	No investigation of root locations has been undertaken. As the existing driveway has been in place for several years it is unlikely that there are structural roots growing under the gravelled area. There are likely to be some roots growing in the additional area affected by the proposed development.
b	The potential loss of root mass resulting from the encroachment.	The theoretical encroachment into the TPZ is 10% and SRZ of this tree is 3%. However most of this area is already covered by a gravel carpark. The actual additional encroachment is small. The work proposed will be on top of the existing soil grade and will not result in the destruction of significant amounts of existing roots.
c	Tree species and tolerance to root disturbance.	Tuckeroo trees are a very hardy species and tolerant of root disturbance and root loss.
d	Age, vigour and size of the tree	The tree is a mature aged tree. The tree is being suppressed by the presence of the She Oak trees growing in the close vicinity. The tree is vigorous. It is small for its age due to the suppressing effect of the She Oak trees.
e	Lean and stability of the tree	The tree is leaning away from the proposed new building and carpark. The tree is stable.
f	Soil characteristics	The soil is sandy and the water table is high. The trees roots are not expected to grow very deeply in this location due to the high water table.
g	The presence of existing or past structures	As noted there is an existing gravel carpark near the tree.
h	Design factors	The units and carpark have been designed to give as much clearance to the tree as is practicable.

Table 8. Tree # 14. She Oak

AS 4970 Section 3.3.4 Encroachment considerations		Considerations for this tree
a	Location and distribution of roots to be determined through non destructive investigation methods.	No investigation of root locations has been undertaken. As the existing driveway has been in place for several years it is unlikely that there are structural roots growing under the gravelled area. There are likely to be some roots growing in the additional area affected by the proposed development.
b	The potential loss of root mass resulting from the encroachment.	The theoretical encroachment into the TPZ is 17% and SRZ of this tree is 11%. However most of this area is already covered by a gravel carpark. The actual additional encroachment is small. The work proposed will be on top of the existing soil grade and will not result in the destruction of significant amounts of existing roots.
c	Tree species and tolerance to root disturbance.	She Oak trees are a moderately hardy species and tolerant of root disturbance and root loss.
d	Age, vigour and size of the tree	The tree is a mature aged tree. The tree is moderately vigorous. It is a medium sized tree.
e	Lean and stability of the tree	The tree is leaning away from the proposed new building and carpark. The tree is stable.
f	Soil characteristics	The soil is sandy and the water table is high. The trees roots are not expected to grow very deeply in this location due to the high water table.
g	The presence of existing or past structures	As noted there is an existing gravel carpark near the tree.
h	Design factors	The units and carpark have been designed to give as much clearance to the tree as is practicable.

Table 9. Tree # 15. Tuckeroo

AS 4970 Section 3.3.4 Encroachment considerations		Considerations for this tree
a	Location and distribution of roots to be determined through non destructive investigation methods.	No investigation of root locations has been undertaken. As the existing driveway has been in place for several years it is unlikely that there are structural roots growing under the gravelled area. There are likely to be some roots growing in the additional area affected by the proposed development.
b	The potential loss of root mass resulting from the encroachment.	The theoretical encroachment into the TPZ is 16% and SRZ of this tree is 14%. However most of this area is already covered by a gravel carpark. The actual additional encroachment is small. The work proposed will be on top of the existing soil grade and will not result in the destruction of significant amounts of existing roots.
c	Tree species and tolerance to root disturbance.	Tuckeroo trees are a very hardy species and tolerant of root disturbance and root loss.
d	Age, vigour and size of the tree	The tree is a mature aged tree. The tree is moderately vigorous. It is small for its age due to the suppressing effect of the She Oak trees.
e	Lean and stability of the tree	The tree is leaning away from the proposed new building and carpark. The tree is stable.
f	Soil characteristics	The soil is sandy and the water table is high. The trees roots are not expected to grow very deeply in this location due to the high water table.
g	The presence of existing or past structures	As noted there is an existing gravel carpark near the tree.
h	Design factors	The units and carpark have been designed to give as much clearance to the tree as is practicable.

Table 10. Tree # 16. She Oak

AS 4970 Section 3.3.4 Encroachment considerations		Considerations for this tree
a	Location and distribution of roots to be determined through non destructive investigation methods.	No investigation of root locations has been undertaken. As the existing driveway has been in place for several years it is unlikely that there are structural roots growing under the gravelled area. There are likely to be some roots growing in the additional area affected by the proposed development.
b	The potential loss of root mass resulting from the encroachment.	The theoretical encroachment into the TPZ is 17% and SRZ of this tree is 8%. However most of this area is already covered by a gravel carpark. The actual additional encroachment is small. The work proposed will be on top of the existing soil grade and will not result in the destruction of significant amounts of existing roots.
c	Tree species and tolerance to root disturbance.	She Oak trees are a moderately hardy species and tolerant of root disturbance and root loss.
d	Age, vigour and size of the tree	The tree is a mature aged tree. The tree is moderately vigorous. It is a medium sized tree with an upright form
e	Lean and stability of the tree	The tree has an upright form. The tree is stable.
f	Soil characteristics	The soil is sandy and the water table is high. The trees roots are not expected to grow very deeply in this location due to the high water table.
g	The presence of existing or past structures	As noted there is an existing gravel carpark near the tree.
h	Design factors	The units and carpark have been designed to give as much clearance to the tree as is practicable.



8. Recommendations

8.1 It is recommended that the development be constructed as proposed.

8.2 It is the opinion of this report that the construction of the development as planned will not cause any of the trees described in this report to become unviable. The considerations detailed in the Australian Standard *AS 4970-2009 Protection of trees on development sites Sect #.3.4. Encroachment considerations* have been assessed. In each case there is an area available for the trees to grow additional roots to compensate for any roots lost during construction. The presence of the existing concrete and gravel driveway means that even though the theoretical encroachments into trees # 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 14, 15 and 16 is major the actual impact on the trees will be minor.

8.3 It is not proposed to remove any trees for this development. The trees retained in the development and described in this report should be protected during construction. The specifications for the protection of the trees is given in 9. Tree Protection.



9. Tree Protection

9.1 The trees retained on the site should be protected during construction in accordance with the recommendations of the Australian Standard *AS 4970-2009 Protection of trees on development sites*. The Standard sets out a Tree Protection Zone that is calculated to be an area around the tree with a radius of 12 x diameter at breast height (DBH). The TPZ has a minimum of 2 m and maximum of 15 m. The TPZ should be protected during construction as effectively as is practicable.

9.2 The Standard lists activities that are prohibited in the TPZ. They are:

- a. Machine excavation
- b. excavation for silt trenching
- c. cultivation
- d. storage
- e. preparation of chemicals, including preparation of cement products
- f. parking of vehicles and plant
- g. refuelling
- h. dumping of waste
- i. wash down and cleaning of equipment
- j. placement of fill
- k. lighting of fires
- l. soil level changes
- m. temporary or permanent installation of utilities and signs and
- n. physical damage to the tree.

9.3 The proposed construction of the development is planned to be undertaken within the TPZ of some of the trees. In order to ensure that the trees remain viable it is important to protect them during construction as much as is practicable. Any of the activities detailed above should not be undertaken in the TPZ of the tree unless absolutely necessary. A 1.8 m high mesh fence should be erected around the trees. An example of a suitable fence is shown in Figure 1. The location of the fence is shown in Figure 2 and 3.

9.4 The protective fencing must be installed before commencement of works and not removed before the building works are completed.



Figure 1. Example of a suitable protective fence.

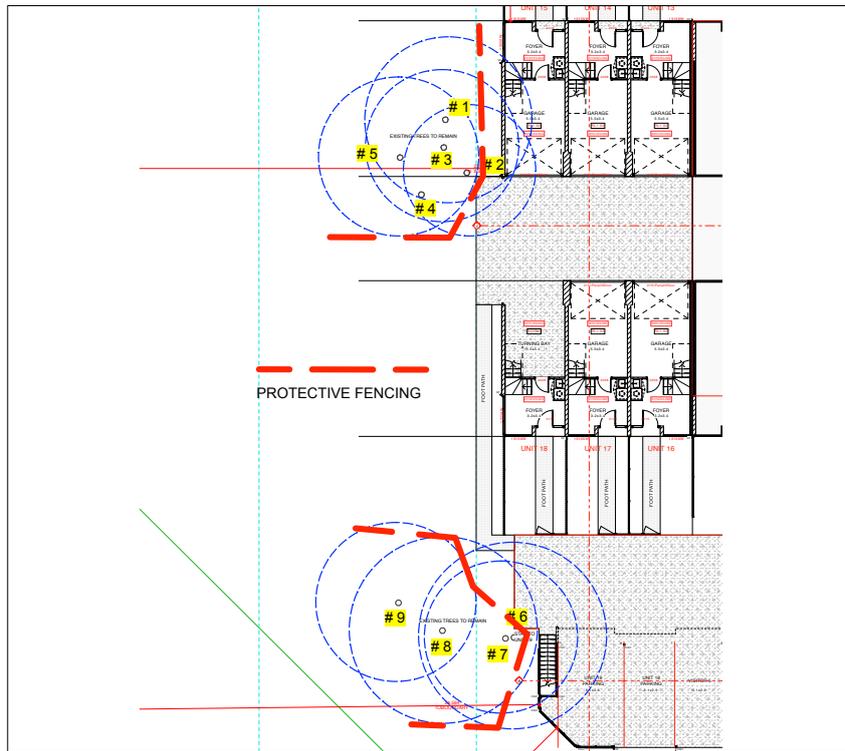


Figure 2. Location protective fence.

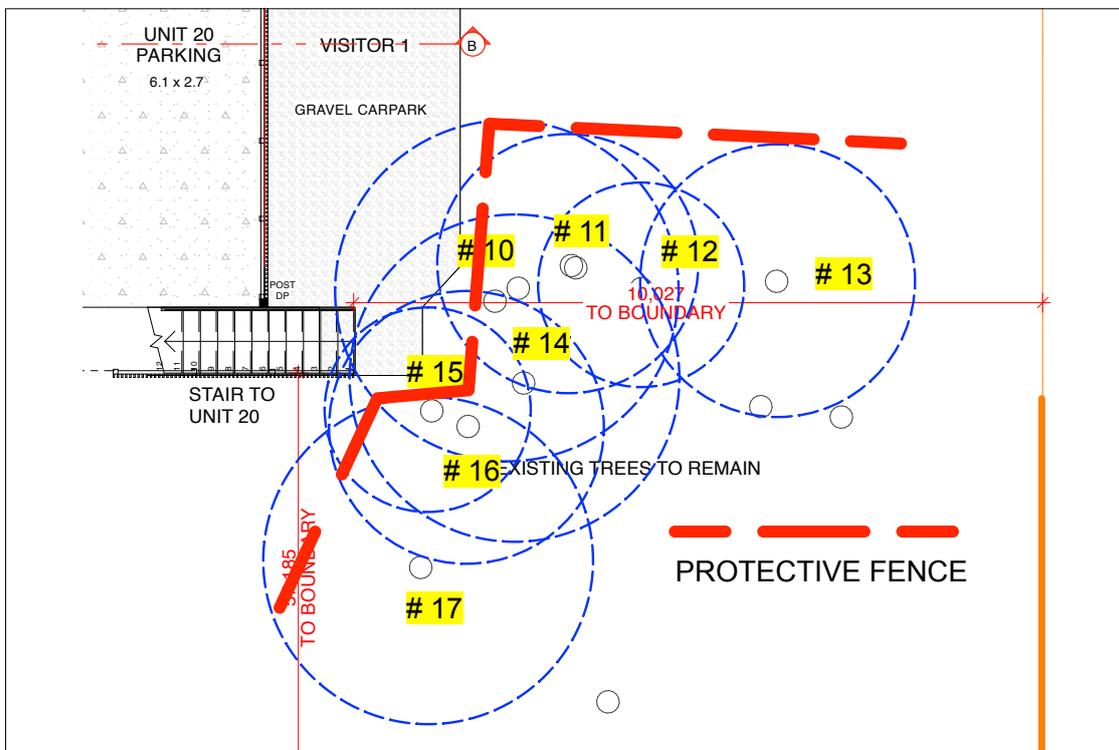


Figure 3. Location protective fence.



10. References

- Barrell J. 2006. *Workshop Manual Trees on Construction Sites*. Barrell Tree Consultancy. Brisbane.
- Harden G. MacDonald W. Williams J. 2009. *Rainforest Trees and Shrubs*. Gwen Harden Publishing. Nambucca Heads.
- Mattheck C. Breloer H. 2003. *The Body Language of Trees*. TSO. London.
- Moreton A. 2003. *Criteria for Assessment of Landscape Significance*. 7th National Street Tree Symposium 2006.
- Standards Australia. 2009. *AS 4970 Protection of Trees on Development Sites*. Australian Standards. Sydney.



11. About The Author

10.1 This report was compiled by Peter Gray of Northern Tree Care. The author is an arborist who has been providing Arboricultural Reports for Local Government, State Government and private clients for over 20 years. His qualifications include:

Graduate Certificate of Arboriculture (AQF 8)

Diploma of Arboriculture (AQF 5)

Diploma of Horticulture (Arboriculture)

Quantified Tree Risk Assessment (QTRA)

Tree Risk Assessment Qualification (ISA)

VALID Tree Risk-Benefit Validator.

10.2 Peter Gray is an AQF level 8 Consulting Arborist general member No. 2344 with Arboriculture Australia. He is a trained and registered practitioner of Quantified Tree Risk Assessment (QTRA) Registered User number 980. In 2020 he was appointed as a director to the board of Arboriculture Australia.

10.3 I declare that I have compiled this report impartially using best professional judgement. I have no financial interest in the outcome of the report.

Signed Peter Gray, Northern Tree Care

14 Nov 2023



**12.
Attachment 1
Location**



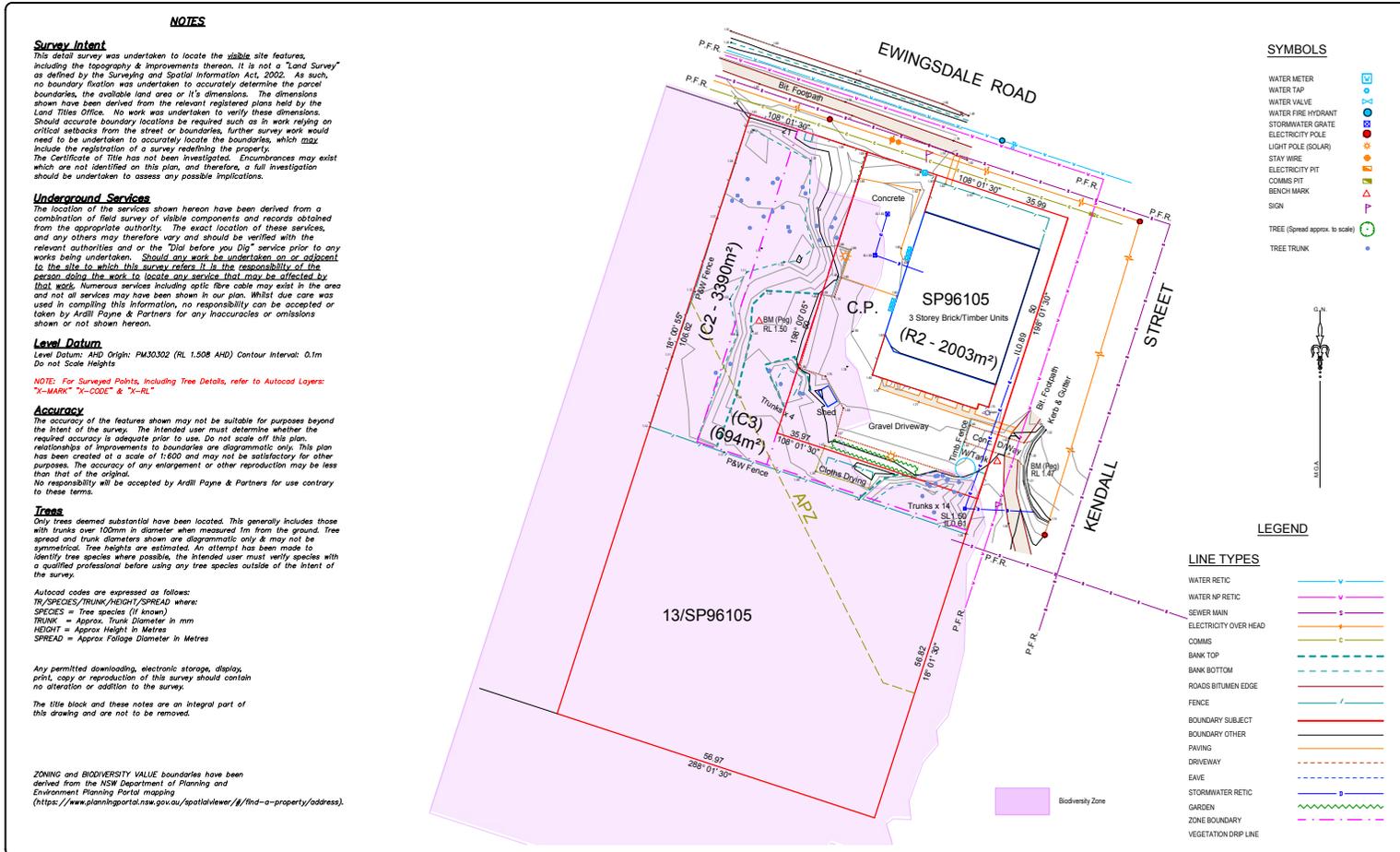


**13.
Attachment 2
Aerial Photo**





14. Attachment 3 Survey



Project: 1 Kendall St, Byron Bay
Strata Plan 96105

Do not scale drawing. Use written dimensions only
This plan is copyright © All rights reserved.

Client: Collective Kendall

Title: Contour & Detail Survey

ARDILL PAYNE
ENGINEERS PLANNERS SURVEYORS
ENVIRONMENTAL PROJECT MANAGEMENT

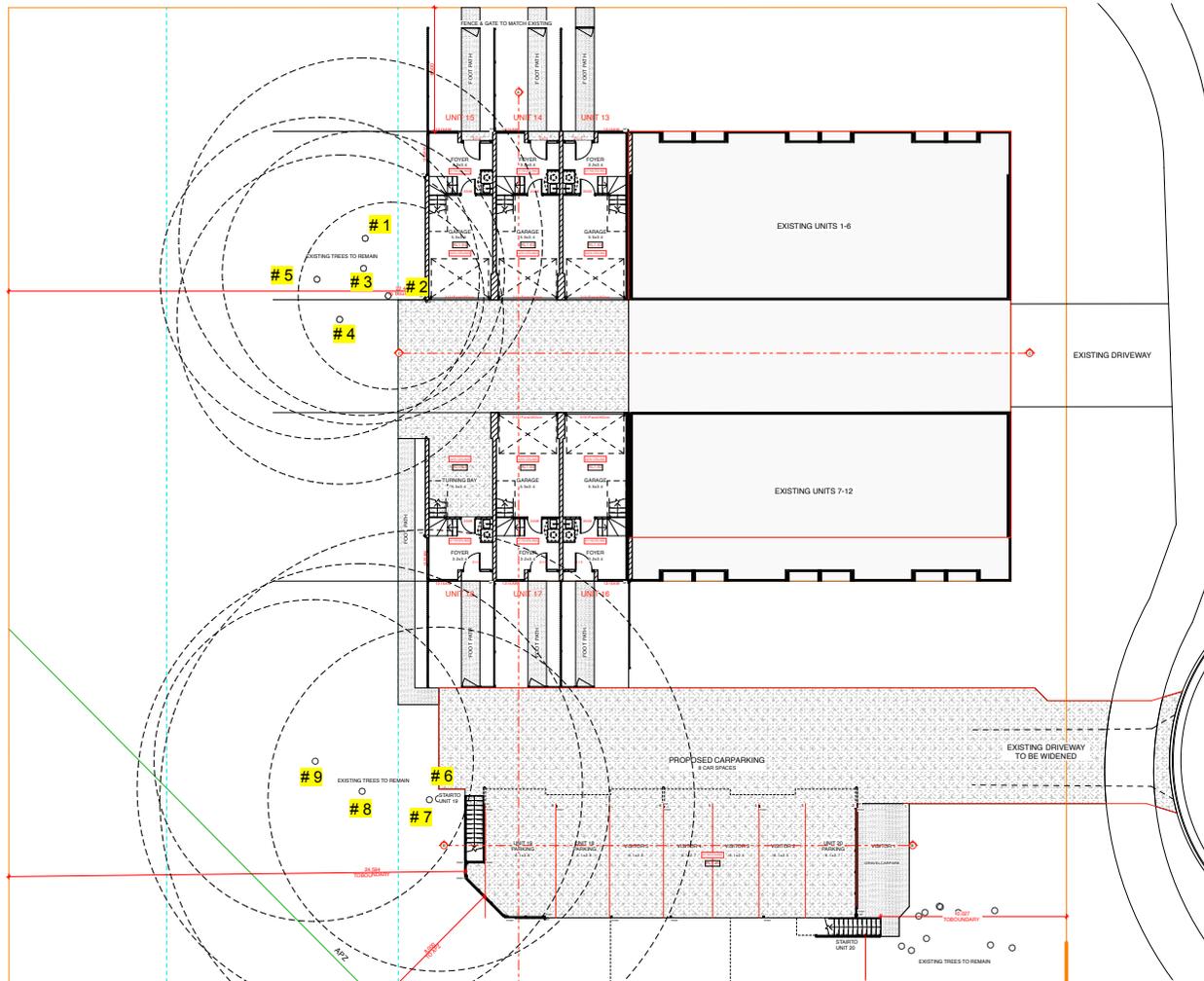
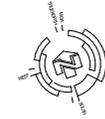
BALLINA 45 River Street Ph. 02 6686 3280
A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au

Surveyed	PE	Scale at A3	1:600
Drawn	RJJ	Datum	A.H.D.
Date	30/10/23	Acad File	11620S01
Checked	RJJ	Approved	
Job No.	11620	Dwg No.	S01
		Issue	G



15. Attachment 4 TPZ West

DA DRAWINGS



- LEGEND**
- S - SINK
 - CT - COOKTOP
 - F - FRIDGE
 - WO - WALL OVEN
 - HWS - HOT WATER SYSTEM
 - AC - AIR CONDITIONING
 - O - OVEN
 - DW - DISHWASHER
 - WC - TOILET
 - VAN - VANITY BASIN
 - FG - FLOOR GRATE
 - SHR - SHOWER
 - WM - WASHING MACHINE
 - D - CLOTHES DRYER
 - FW - FLOOR WASTE
 - DP - DOWN PIPES
 - BG - BOX GUTTER

STORY STORY DESIGN COLLECTIVE
 www.storydesign.com.au info@storydesign.com.au
 0415 484 738 QBCC Lic # 115254
 SULFERS PARADISE BANORA POINT

REV	DATE	DESCRIPTION	INCL	REV	DATE	DESCRIPTION	INCL
A	01/08/2021	RESPONSIBILITY	SP	1	18/08/2021	PRE-LODGE/MENT REVISIONS	SP
B	14/08/2021	PROFESSIONAL SUPERVISOR	SP	1	20/08/2021	BACKCOURTMENT	SP
C	14/08/2021	PROFESSIONAL SEALING	SP				
D	18/08/2021	REVISED PRE-LODGE/MENT	SP				
E	22/08/2021	REVISED PRE-LODGE/MENT	SP				
F	29/08/2021	PRE-LODGE/MENT	SP				

Client: The Collective Pty Ltd
 project: Residential Development
 1 Kendall St,
 Byron Bay, NSW

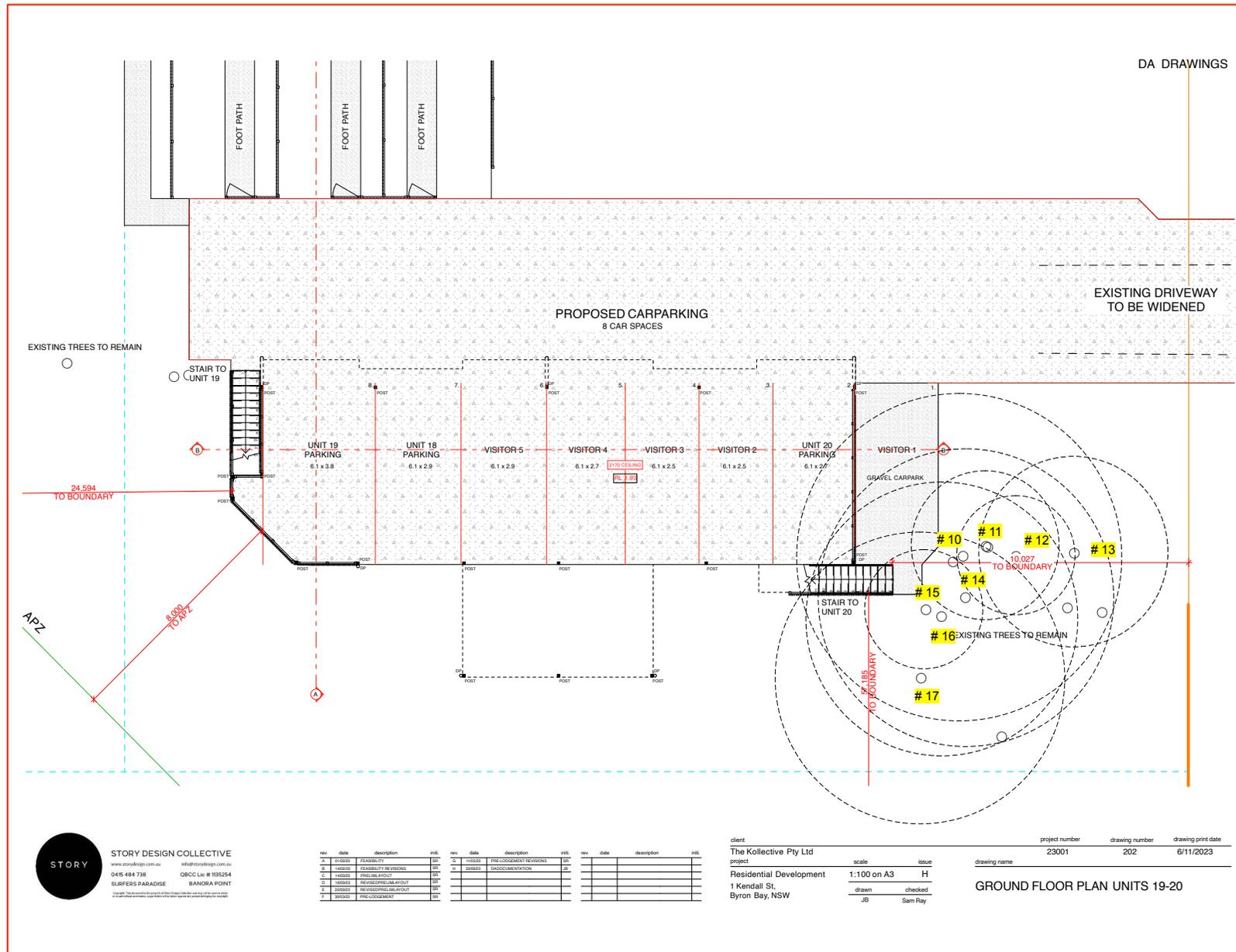
scale: 1:200 on A3
 drawn: JB
 checked: Sam Ray
 issue: H

project number: 23001
 drawing number: 200
 drawing print date: 6/11/2023

drawing name: OVERALL GROUND FLOOR PLAN



16. Attachment 5 TPZ South



DA DRAWINGS

STORY
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 SURFERS PARADISE BANORA POINT

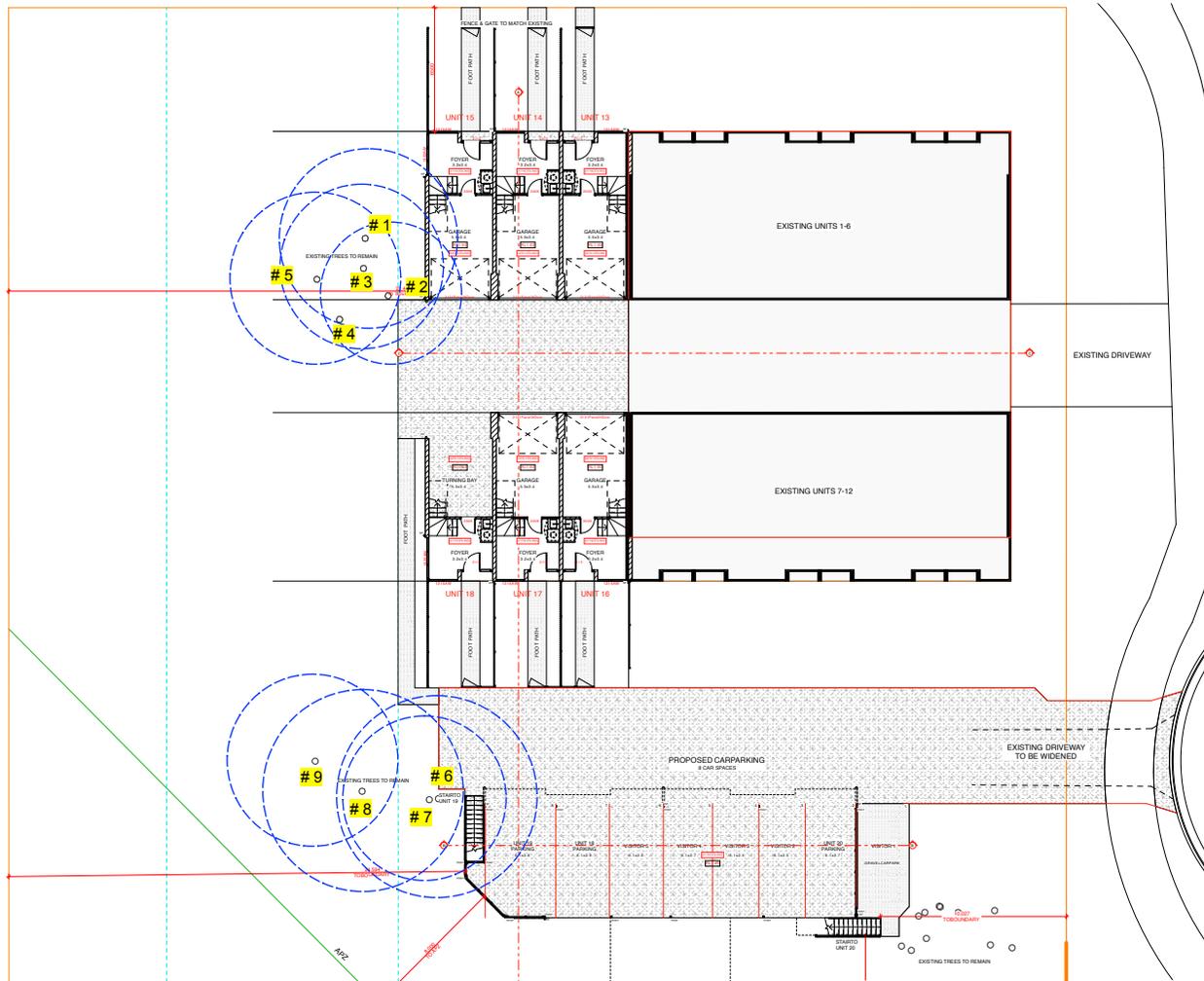
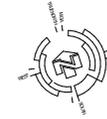
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A	01/08/21	FEASIBILITY	SP	1	11/08/21	PRE-LODGE/MENT REVISIONS	SP				
B	14/08/21	FEASIBILITY REVISED	SP	2	20/08/21	ARCHITECTURE/CONSTRUCTION	SP				
C	14/08/21	PRELIMINARY LAYOUT	SP								
D	18/08/21	REVISED PRELIMINARY LAYOUT	SP								
E	22/08/21	REVISED PRELIMINARY LAYOUT	SP								
F	20/09/21	PRE-LODGE/MENT	SP								

client	The Collective Pty Ltd	project number	23001	drawing number	202	drawing print date	6/11/2023
project	Residential Development	scale	1:100 on A3	issue	H	drawing name	GROUND FLOOR PLAN UNITS 19-20
	1 Kendall St, Byron Bay, NSW	drawn	JB	checked	Sam Ray		



17. Attachment 6 SRZ West

DA DRAWINGS



- LEGEND**
- S - SINK
 - CT - COOKTOP
 - F - FRIDGE
 - WO - WALL OVEN
 - HWS - HOT WATER SYSTEM
 - AC - AIR CONDITIONING
 - O - OVEN
 - DW - DISHWASHER
 - WC - TOILET
 - VAN - VANITY BASIN
 - FG - FLOOR GRATE
 - SHR - SHOWER
 - WM - WASHING MACHINE
 - D - CLOTHES DRYER
 - FW - FLOOR WASTE
 - DP - DOWN PIPES
 - BG - BOX GUTTER

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REV	DATE	DESCRIPTION	INCL	REV	DATE	DESCRIPTION	INCL	REV	DATE	DESCRIPTION	INCL
A	01/08/2021	FEASIBILITY	SP	1	11/08/2021	PRE-LODGE/MENT REVISIONS	SP				
B	14/08/2021	FEASIBILITY REVISIONS	SP	2	20/08/2021	ARCHITECTURE/REVISIONS	SP				
C	14/08/2021	PRELIMINARY LAYOUT	SP								
D	18/08/2021	REVISED PRELIMINARY LAYOUT	SP								
E	22/08/2021	REVISED PRELIMINARY LAYOUT	SP								
F	29/08/2021	PRE-LODGE/MENT	SP								

Client: The Collective Pty Ltd
 project: Residential Development
 1 Kendall St,
 Byron Bay, NSW

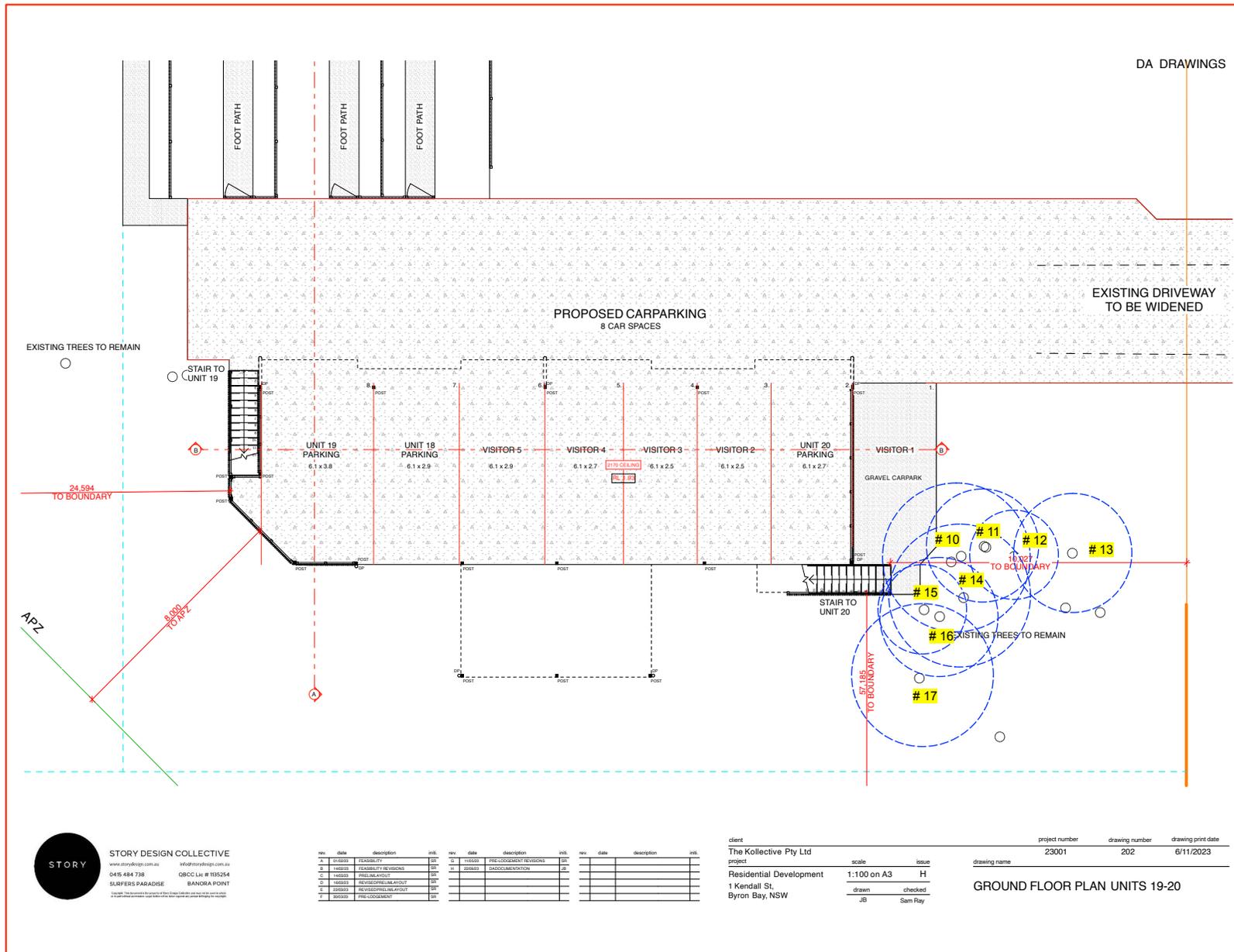
scale: 1:200 on A3
 drawn: JJB
 checked: Sam Ray

project number: 23001
 drawing number: 200
 drawing print date: 6/11/2023

drawing name: OVERALL GROUND FLOOR PLAN



18. Attachment 7 SRZ South



DA DRAWINGS

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rev.	date	description	invl.	rev.	date	description	invl.	rev.	date	description	invl.
A	01/08/21	FEASIBILITY	SP	1	11/08/21	PRE-LODGE/MENT REVISIONS	SP				
B	14/08/21	FEASIBILITY REVISED	SP	2	20/08/21	ARCHITECTURE/CONCEPT	SP				
C	14/08/21	PRELIM LAYOUT	SP								
D	18/08/21	REVISED PRELIM LAYOUT	SP								
E	22/08/21	REVISED PRELIM LAYOUT	SP								
F	29/08/21	PRE-LODGE/MENT	SP								

client	project number	drawing number	drawing print date
The Collective Pty Ltd	23001	202	6/11/2023
project	scale	issue	
Residential Development	1:100 on A3	H	
1 Kendall St, Byron Bay, NSW	drawn	checked	
	JB	Sam Ray	

GROUND FLOOR PLAN UNITS 19-20



19. Attachment 8. Significance of Trees

Tree #	Name	Condition	Vigour	Protected	Environmental value	Amenity value	Significance
1	She Oak <i>Casuarina glauca</i>	Good	Good	Yes	Medium	Medium	Moderate
2	Tuckeroo <i>Cupaniopsis anacardioides</i>	Good	Good	Yes	Medium	Medium	Moderate
3	She Oak <i>Casuarina glauca</i>	Good	Good	Yes	Medium	Medium	Moderate
4	She Oak <i>Casuarina glauca</i>	Good	Good	Yes	Medium	Medium	Moderate
5	She Oak <i>Casuarina glauca</i>	Good	Good	Yes	Medium	Medium	Moderate
6	White Fig <i>Ficus virens</i>	Good	Good	Yes	Medium	Medium	Moderate
7	She Oak <i>Casuarina glauca</i>	Good	Good	Yes	Medium	Medium	Moderate
8	She Oak <i>Casuarina glauca</i>	Good	Good	Yes	Medium	Medium	Moderate
9	She Oak <i>Casuarina glauca</i>	Good	Good	Yes	Medium	Medium	Moderate
10	She Oak <i>Casuarina glauca</i>	Good	Good	Yes	Medium	Medium	Moderate
11	Tuckeroo <i>Cupaniopsis anacardioides</i>	Good	Good	Yes	Medium	Low	Moderate
12	Tuckeroo <i>Cupaniopsis anacardioides</i>	Good	Good	Yes	Medium	Low	Moderate
13	She Oak <i>Casuarina glauca</i>	Good	Good	Yes	Medium	Medium	Moderate
14	She Oak <i>Casuarina glauca</i>	Good	Good	Yes	Medium	Medium	Moderate
15	Tuckeroo <i>Cupaniopsis anacardioides</i>	Good	Good	Yes	Medium	Low	Moderate
16	She Oak <i>Casuarina glauca</i>	Good	Good	Yes	Medium	Medium	Moderate
17	She Oak <i>Casuarina glauca</i>	Good	Good	Yes	Medium	Medium	Moderate

20. Attachment 9. Photos



Photo 1. Trees # 1 ~ 5



Photo 2. Trees 6 ~ 9



Photo 3. Trees # 6 ~ 9



Photo 4. Trees # 10 ~ 16