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5th May 2022

Goran Iliev
Dedico
Suite 2, Level 20
100 William Street,
Woolloomooloo NSW 2011

Dear Mr Iliev,

Re: 22 Redan Street Mosman - potential impacts to trees 1, 2, 3 and 4

Reference is made to the arboricultural impact report dated 11th August 2021 prepared by Landscape Matrix in respect of a development proposal at 22 Redan Street Mosman.

I note the Application is subject to proceedings in the NSW Land and Environment Court and is listed for conciliation on the 9th May 2022. I regret that, due to an existing commitment, I am unable to attend the conciliation.

I confirm I have been provided with and have read the NSW Land and Environment Court Practice Note, Division 2, Part 31 of the Uniform Civil Procedure Rules 2005 and the Expert Witness Code of Conduct in Schedule 7 to the Uniform Civil Procedural Rules 2005.

This advice has been prepared in accordance with the requirements of the Practice Note and Code of Conduct and I agree to be bound by the Code. A copy of my CV is attached at Appendix B.

It is noted amendments to the plans have been undertaken to potentially provide for the retention of the trees identified in the earlier report as tree numbers 1, 2, 3 and 4. Further information about these trees, their dimension, health and vigour, life expectancy, landscape and retention values are provided in the earlier report.

I confirm my advice that tree numbers 3 (Japanese Camellia) and 4 (Lilly Pilly) are small 'trees' of only 2 to 2.5 metres height. Both trees are of low landscape significance and low retention value. If removed, these 'trees' could very easily be replaced in the short term with replacement plantings. If super advanced replacement stock were to be used then the amenity currently provided by trees 3 and 4 would be replaced almost immediately.

It is also noted these trees, by virtue of their height, are not protected under Mosman Council's tree management controls (being less than 5 metres in height and not in a heritage conservation area, a heritage item or forming part of a heritage item).

I confirm I have been provided with a copy of the Ground Floor Plan prepared by Studio Johnston dated 2nd May 2022 and identified as Drawing Number 002-002 Rev A.

Using the above plan in DWG (CAD) format an impact analysis has been undertaken for tree numbers 1, 2, 3 and 4.

The impact analysis is attached in Appendix A and concludes that retention of the trees is problematic due to the extent of works in their tree protection zones (TPZs) and the close proximity of the works.

I trust this advice is of assistance – don't hesitate to contact me if you require clarification of any of the above.

Yours sincerely

A handwritten signature in black ink, reading "Guy Paroissien", enclosed within a simple, slightly irregular oval outline.

Guy Paroissien MAIH, MIACA, MISA, MAA
M Env. Mgt. & Restor., Dip. Arboriculture, Hort. Cert., Tree Care Cert.
Director
Landscape Matrix Pty Ltd

APPENDIX A -IMPACTS SUMMARY

Table 1: 22 Redan Street Mosman – amended plans - potential impacts on trees 1, 2, 3 and 4.

TREE NO.	SCIENTIFIC AND COMMON NAME	TPZ	SRZ	IMPACT ASSESSMENT
1	<i>Callistemon salignus</i> (Pink Tips, Willow Bottlebrush)	6.7 metres	2.7 metres	<p>The proposed driveway is located 0.453 metres from the tree at the closest point and is calculated to encroach within 39.8m² or 28.07% of the tree's identified TPZ – this is a high level of impact that is likely to impact the tree and reduce its ULE.</p> <p>The proposed basement is located 1.87 metres from the tree at the closest point and is calculated to encroach within a further 2.92m² or 2.06% of the tree's identified TPZ – this increases the cumulative encroachment to 30.13% of the tree's identified TPZ.</p> <p>In addition, the works are well within the tree's identified SRZ with potential for loss of structural roots and impacts on stability. Long term retention of the tree at this offset is considered problematic.</p> <p>The tree is also within the proposed 'splay' of the driveway and would require removal if that option is undertaken.</p>
2	<i>Podocarpus elatus</i> (Brown Pine)	4.2 metres	2.1 metres	<p>The proposed driveway is located 1.57 metres from the tree at the closest point and is calculated to encroach within 14.88m² or 26.86% of the tree's identified TPZ – this is a high level of impact that is likely to impact the tree and reduce its ULE. In addition, the works are within the tree's identified SRZ with potential for loss of structural roots and impacts on stability.</p> <p>The proposed driveway 'splay' is located 1.4 metres from the tree at the closest point and is calculated to encroach within a further 2.98m² or 5.38% of the tree's identified TPZ.</p> <p>The proposed basement is located 0.99 metres from the tree at the closest point and is calculated to encroach within a further 2.49m² or 4.5% of the tree's identified TPZ</p> <p>The cumulative encroachment to 36.74% of the tree's identified TPZ which is a significant level of encroachment.</p> <p>Long term retention of the tree at this offset is not achievable.</p>
3	<i>Camellia japonica</i> (Japanese Camellia)	2* metres	1.3 metres	<p>The proposed driveway is located 1.8 metres from the tree at the closest point and the intercom 1.67 metres from the tree – these structures are calculated to encroach within 0.26m² or 0.21% of the tree's identified TPZ – this is a low level of impact and within an acceptable threshold. Continued next page...</p>

				<p>The proposed basement is located 1.21 metres from the tree at the closest point and is calculated to encroach within a further 1.78m² or 14.17% of the tree's identified TPZ. The cumulative encroachment is 16.24% of the tree's identified TPZ which is a moderate level of encroachment and within an acceptable threshold in terms of encroachment percentage. However, protection and retention of the tree at a 1.21 metre offset from the basement works is not achievable.</p> <p>The proposed driveway 'splay' is located 2.8 metres from the tree and is outside the tree's identified TPZ – no impact of substance.</p>
4	<i>Syzigium CV</i> (Lilly Pilly Cultivar)	3 metres	1.8 metres	<p>The proposed driveway (kerb/retaining wall) is located 2.1 metres from the tree at the closest point and is calculated to encroach within 2.66m² or 9.41% of the tree's identified TPZ – this is a low level of impact and within an acceptable threshold.</p> <p>The proposed basement is located 1.46 metres from the tree at the closest point and is calculated to encroach within a further 2.94m² or 10.4% of the tree's identified TPZ. The cumulative encroachment is 19.81% of the tree's identified TPZ which is a moderate level of encroachment and within an acceptable threshold in terms of encroachment percentage. However, protection and retention of the tree at a 1.46 metre offset from the basement works is not achievable.</p>

APPENDIX B

BRIEF CURRICULUM VITAE, GUY PAROISSIEN

Guy is the founding Director of Landscape Matrix Pty Ltd. Guy has tertiary qualifications in Horticulture (including arboriculture) and a Tree Care Certificate from the United Pest Controllers Association. He graduated with a Graduate Diploma in Environmental Management from Charles Sturt University (Mitchell Campus) in 1996 and in 2004 graduated with a Master in Applied Science - Environmental Management and Restoration from Charles Sturt University (Riverina Campus). In 2011 Guy graduated with a Diploma of Horticulture (Arboriculture) from Ryde College of TAFE at distinction grade.

Guy has 30 years' experience in tree assessment, landscape management and environmental assessment/planning with a thorough understanding of the requirements in respect to tree assessment and arborist's reports. He has also had experience in preparing and giving evidence to the Land and Environment Court of NSW on numerous development proposals on behalf of both applicants and respondent Councils.

Guy also has extensive experience in Open Space management and the preparation of Plans of Management for Community Land. He has held senior management positions in Park and Open Management in Local Government and has been responsible for the preparation of around 22 Plans of Management for a wide range of natural area, sport, recreation and other community facilities.

Recent projects in which Guy has provided arborist advice include:

- Maroochy Shire Council – preparation of a Tree Management Policy for Street Trees in Maroochy local government area;
- Scottish Hospital Site – assessment and recommendations regarding 114 trees on this heritage listed site in Paddington;
- The Passionist Monastery site in Killeaton Street St Ives – a significant site in St Ives – assessment of 136 trees in relation to proposed multiple apartment development;
- Arboricultural assessment for Redfern Waterloo Authority of the former Eveleigh Railway Workshop lands at Redfern, a landmark site in the Eveleigh/Redfern locality;
- Assessment of trees on a range of development sites (in excess of 900 projects since the Company began trading) for various proposals ranging from subdivisions and single residential projects up to staged developments for multiple apartments. These projects ranged from a small number of trees up to sites with in excess of 350 trees.

Educational Background

2018	TRAQ course delivered by the Int. Society of Arboriculture.
2009-2010	Diploma of Horticulture (Arboriculture) Ryde College of TAFE - with distinction.
2002- 2003	Master of Applied Science – Environmental Management and Restoration - Charles Sturt University Mitchell and Riverina Campus.
1991-1995	Graduate Diploma of Environmental Management - Charles Sturt University Mitchell Campus
1985	Urban Bushland Management - Ryde College of TAFE
1984	Tree Care Certificate - United Pest Controllers Association
1979 - 1981	Horticulture Certificate - Ryde College of TAFE
1974	Higher School Certificate - Normanhurst Boys High

Industry Training Courses

2007 OHS General Induction for Construction Work in NSW (White Card)
2004 Planning for Bushfire Prone Areas Course - UTS Sydney
2001 Mediation Training (Certified Mediator)
1999 Diploma of Frontline Management
1999 Project Learning - Effective staff supervision/mentoring program
1998 Balancing Workplace Demands
1997 Maximising Performance for Managers
1992 Asset Management - AAS27
1989 RAIPR Conference - Risk Management and Community Facilities - Sydney
1989 16th Summer School of Park Management - Canberra
1987 The Effective Manager (3 days, Australian Institute of Management) - Sydney

Guy has also participated in many conferences, seminars and training courses, including topics such as Arboriculture, Bushland Management, Street Tree Management, various computer software packages, etc.

Professional Memberships

Member:

- Australian Institute of Horticulture.
- Institute of Australian Consulting Arborists
- International Society of Arboriculture
- Arboriculture Australia