

23 June 2021

Michael Petrovic
Kingsford Property Developments Pty Ltd
2 Marian Street
SOUTH COOGEE NSW 2034

Dear Michael,

RE: Arboricultural Comment on Amended Plans: 352-353 New South Head Road, Double Bay (L&E Court Case # 2020/00361848)

Ref: 2731(L)s34ArbLetter

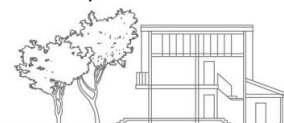
1. Background

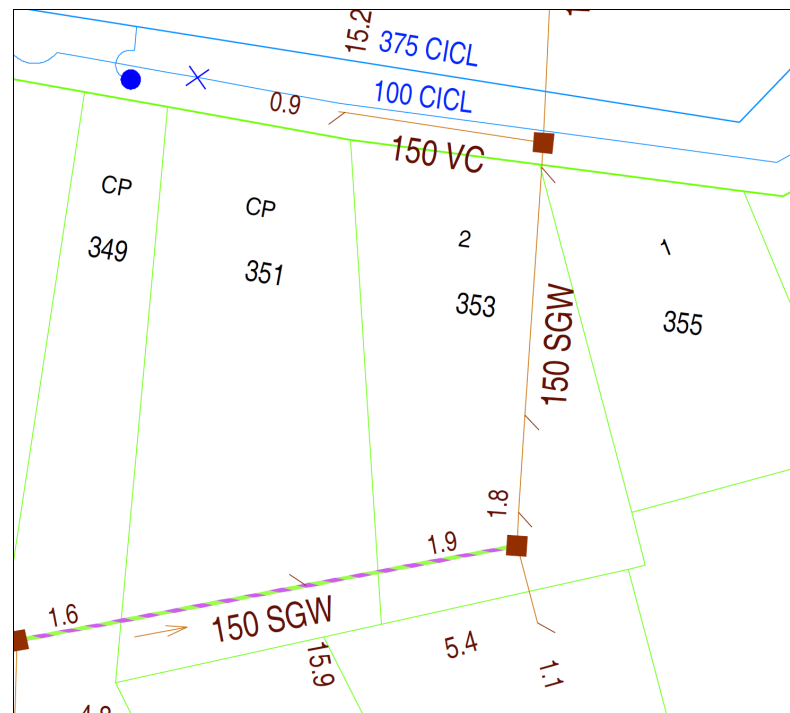
- 1.1 This Arboricultural Comment has been prepared for the Applicant, Kingsford Property Developments Pty Ltd following commencement of s34 conciliation discussions with Respondent Woollahra Council on 9 June, 2021.
- 1.2 This Comments should be read in conjunction with the Arboricultural Impact Assessment dated 30 May, 2021 prepared by Tree Wise Men® Australia Pty Ltd for the DA submission.
- 1.3 The Amended Plans have been prepared in response to *Statement of Facts and Contentions in Reply* (by Council) filed 26 February, 2021. The revised *Issue D, Existing Trees Plan LS00/D* prepared by Melissa Wilson Landscape Architecture (Attachment A) shows existing trees to be retained or removed. All existing tree data has been updated to reflect the Amended Plans and s34 arboricultural discussions.
- 1.4 A Cut/Fill analysis dated 18 June, 2021 for Tree 1 has also been prepared by Melissa Wilson (Attachment B).

2. Summary of Impacts to Retained Trees

2.1 Tree 1: Port Jackson Fig

- The Cut/Fill Plans (Attachment B) shows the revised Basement and Ground Floor footprint, increasing the area of undisturbed TPZ area. The Lower Cut/Fill Plan shows the existing buildings and hardstand areas (excluding the public domain) which need to be considered when assessing likely tree impacts.
- An area of 60m² (41.2m² existing and 18.2m² fill) is available to the tree within the site.
- Root investigation work has been undertaken adjacent to the tree and has confirmed there are roots under the front sandstone fence growing under the existing footpath (Photo A). The existing sandstone fence is founded on natural soil. The root spread under the footpath has been partially impeded by the encasement of the existing 150mmØ Sewer line (150VC) from #351 New South Head Road (see excerpt from Sewer Diagram below).





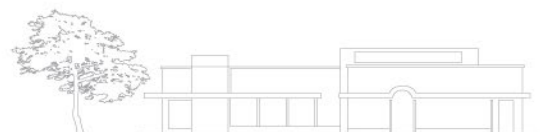
Excerpt from Sewer Diagram

- This existing Sewer line will be demolished as part of the development given the amalgamation of the Lots. The removal of this existing Sewer line and encasement will allow for future root growth under the footpath at the front of the property.
- A total of >80m² of ground will be available to Tree 1 to ensure future growth. Given the deep sandy soil profile of the site (confirmed in the *Preliminary Geotechnical Investigation Report* by Martens), viable roots will be possible deeper than 1.0m, resulting in >80m³ of rootable soil volume being available to Tree 1. This is compliant with the deep soil volume required for Large Trees at Table 4 of the Apartment Design Guide (excerpt below).

Table 4 Recommended tree planting in deep soil zones

Site area	Recommended tree planting
Up to 850m ²	1 medium tree per 50m ² of deep soil zone
Between 850 - 1,500m ²	1 large tree or 2 medium trees per 90m ² of deep soil zone
Greater than 1,500m ²	1 large tree or 2 medium trees per 80m ² of deep soil zone

Excerpt Large Trees at Table 4 of the Apartment Design Guide



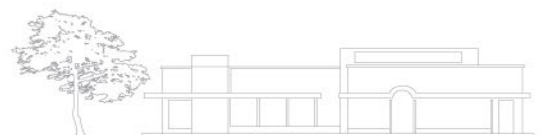
- There is also potential root breakout possible beneath the northern end of the proposed western pedestrian access Path to Apartment 4 where the ramp abuts the front boundary. With a shallow footing for this path and the relatively deep soils of the site root breakout from Tree 1 is likely to the northwest corner of the property.



Photo A: Roots from Tree 1 shown growing under the footpath, but partially impeded by the existing Sewer encasement which is to be demolished as part of the development.

2.2 Tree 13: Bull Bay Magnolia

- The existing retaining wall is to be retained in-situ.



2.3 Trees 15-18:

- Trees 15-18 are to be retained adjacent the eastern boundary.
- The elevated Boardwalk adjacent to these trees has been straightened and elevated further as detailed in *LS03/D (Section)* and *LS01/D (Landscape Ground Floor)*.
- The Stormwater piping and pits are to be hand dug with major roots retained.
- The Sewer can be rerouted within the Basement footprint as confirmed in Letter dated 21 June, 2021 by Endesco (attached).
- The landscape courtyard within the TPZ of Tree 18 has been reduced in area thus reducing the TPZ encroachment.

2.4 Tree 20: Frangipani

- Tree is to be retained adjacent to the Basement excavation.

2.5 Tree 30: Norfolk Island Pine

- Tree is to be retained as there is only a minor TPZ encroachment associated with the works in the SW corner.

2.6 Tree 31: Weeping Lilly Pilly

- Tree is to be retained as there is only a minor TPZ encroachment associated with the works in the SW corner.
- Most of the works coincide with the existing building footprint.

2.7 Other Palms (Trees 8, 10, 11 and 12) at 5 Manning Road:

- All will be retained given the minor TPZ encroachments associated with works along the southern boundary.

Kind Regards,



Peter Castor

DIRECTOR

BSc (For.)

Member: IACA, AA, ISA, LGTRA, PIA, UDIA, MAE (UK)

Attachments:

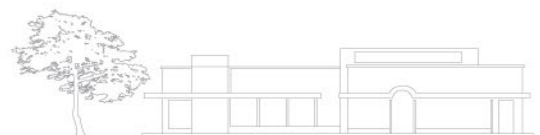
A: *Existing Trees Plan LS00/D* by Melissa Wilson

B: *Cut/Fill Plans* by Melissa Wilson

C: Sewer Diversion Letter by Endesco



Attachment A: *Existing Trees Plan LS00/D* by Melissa Wilson



Legend:

Proposed building line

Proposed basement

TPZ

SRZ

Canopy

Tree to be removed

TREES TO BE RETAINED OR REMOVED

Please refer to the 'Arborcultural Impact Assessment' for 351-353 New South Head Road, Double Bay NSW prepared by 'Tree Wise Men Australia Pty Ltd' Prepared 30 May 2021, REF: 2731(L)AIA for all information relating to removal or retention of existing trees. Existing trees to be retained and removed are numbered from T1 to T31 and correspond to the tree numbering within the Arborists Report.



SCHEDULE OF EXISTING TREES						
KEY	SPECIES	COMMON NAME	HGHT (m)	SP (m) radius	COMMENTS	
1	Ficus Rubiginosa	Port Jackson Fig	16	7	Retain	
2	Olea europea	African Olive	2.5	3	Remove	
3	Polyscias elegans	Celery Wood	6	6	Remove	
4	Howea forsteriana	Kentia Palm	5	3	Remove	
5	Waterhousea floribunda	Weeping Lilly pilly	13	6	Remove	
6	Persea americana	Avocado	10	4	Remove	
7	Ligustrum lucidum	Privet	6	3	Remove with neighbours approval	
8	Archontophoenix cunninghamiana	Bangalow Palm	20	4	Retain (neighbouring tree)	
10	Archontophoenix cunninghamiana	Bangalow Palms	20	4	Retain (neighbouring tree)	
11	Phoenix sylvestris	Sugar date palm	13	4	Retain (neighbouring tree)	
12	Howea forsteriana	Kentia Palm	5	3	Retain (neighbouring tree)	
13	Magnolia grandiflora	Bull bay Magnolia	15	5	Retain	
14	Ligustrum lucidum	Broad Leafed Privet	5	3	Remove with neighbour consent	
15	Archontophoenix cunninghamiana	Bangalow Palm	17	3	Retain	
16	Plumeria acutifolia	Frangipani	6	3*	Retain	
17	Persea americana	Avocado Tree	16	6	Retain	
18	Persea americana	Avocado Tree	16	6	Retain	
19	Ligustrum sinense	Small-leaved Privet	7*	4	Remove	
20	Plumeria acutifolia	Frangipani	4	3	Retain - check sp maybe Camellia	
21 to 28	Syzygium australe	Lilly Pilly	6-8	1-2	Remove	
29	Plumeria acutifolia	Frangipani	4	5	Remove	
30	Araucaria heterophylla	Norfolk Island Pine	28	5	Retain	
9(31)	Waterhousea floribunda	Weeping Lilly Pilly	30	12	Retain	

NOTE: TREE NO'S 7,8,10,11,12 NOT IDENTIFIED AIA TREE SCHEDULE

LEGEND

D	S34: CO-ORDINATION	18.06.21
C	S34	04.06.21
B	DRAFT-PLANTING REVISED	21.02.19
A	DRAFT	20.02.19

ISSUE	AMENDMENT	DATE
LANDSCAPE ARCHITECT		

melissa wilson

landscape architects

Level 1, 216-218 Crown Street

Darlinghurst NSW 2010

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m. 0416 112 862

e. melissa@melissawilson.com.au

ARCHITECT

hill thalis

ARCHITECTURE + URBAN PROJECTS PTY LTD

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Surry Hills NSW 2010 Australia

Tel: 6211 6216 F: 621 5081 3171

E: admin@hillthali.com.au www.hillthali.com.au

Nominated Architects: Philip Trade #6789 Sarah Hill #5285

CLIENT

Michael Petrovic

PROJECT

351-53 NEW SOUTH HEAD RD

DOUBLE BAY NSW 2028

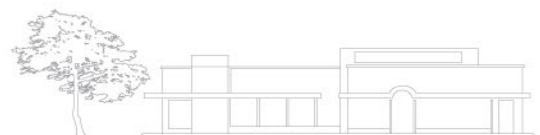
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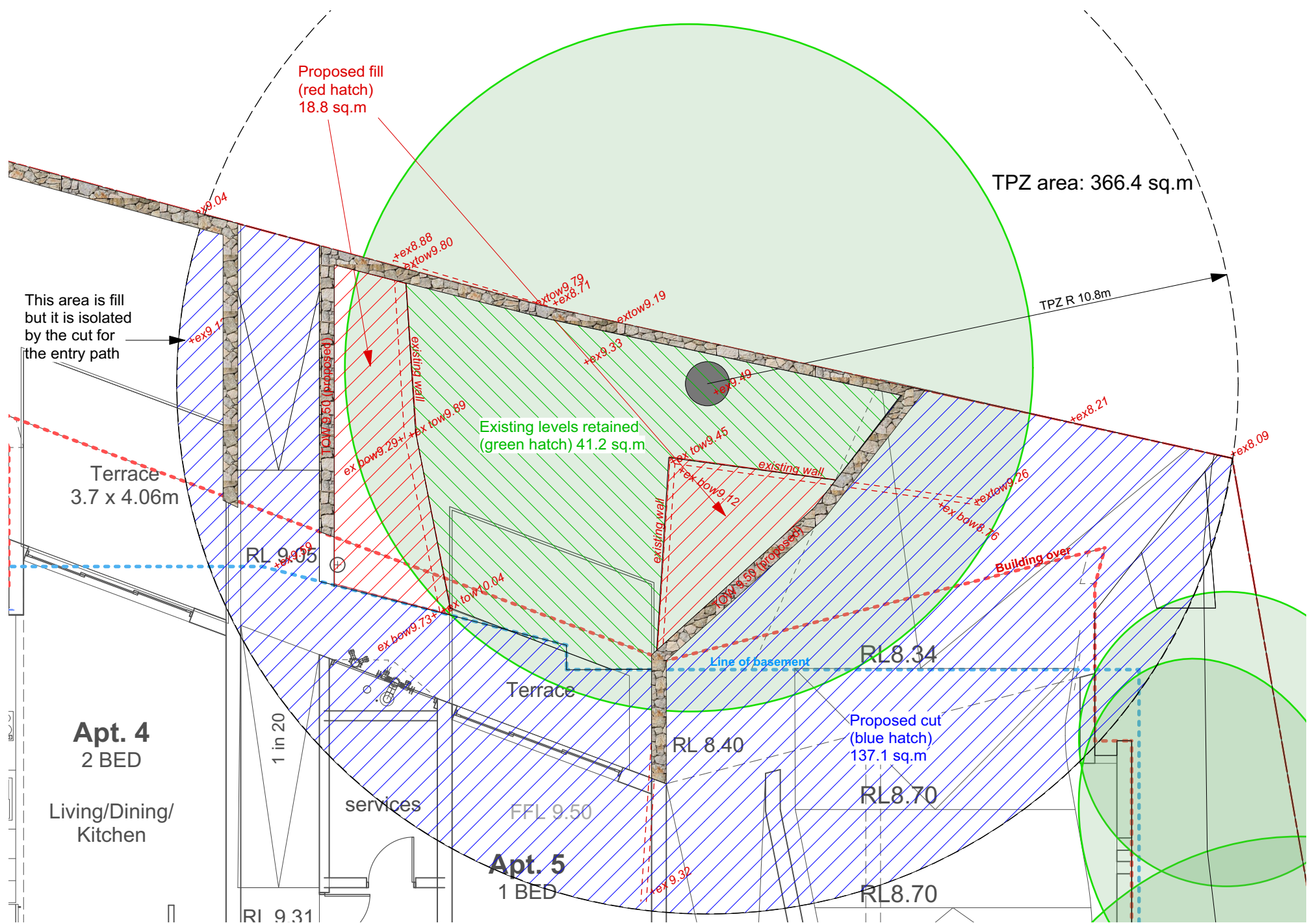
EXISTING TREES

SCALE	DRAWN	PROJECT NO.
1:50@A1	MW	1877
DWG NO.	ISSUE	
LS00	D	

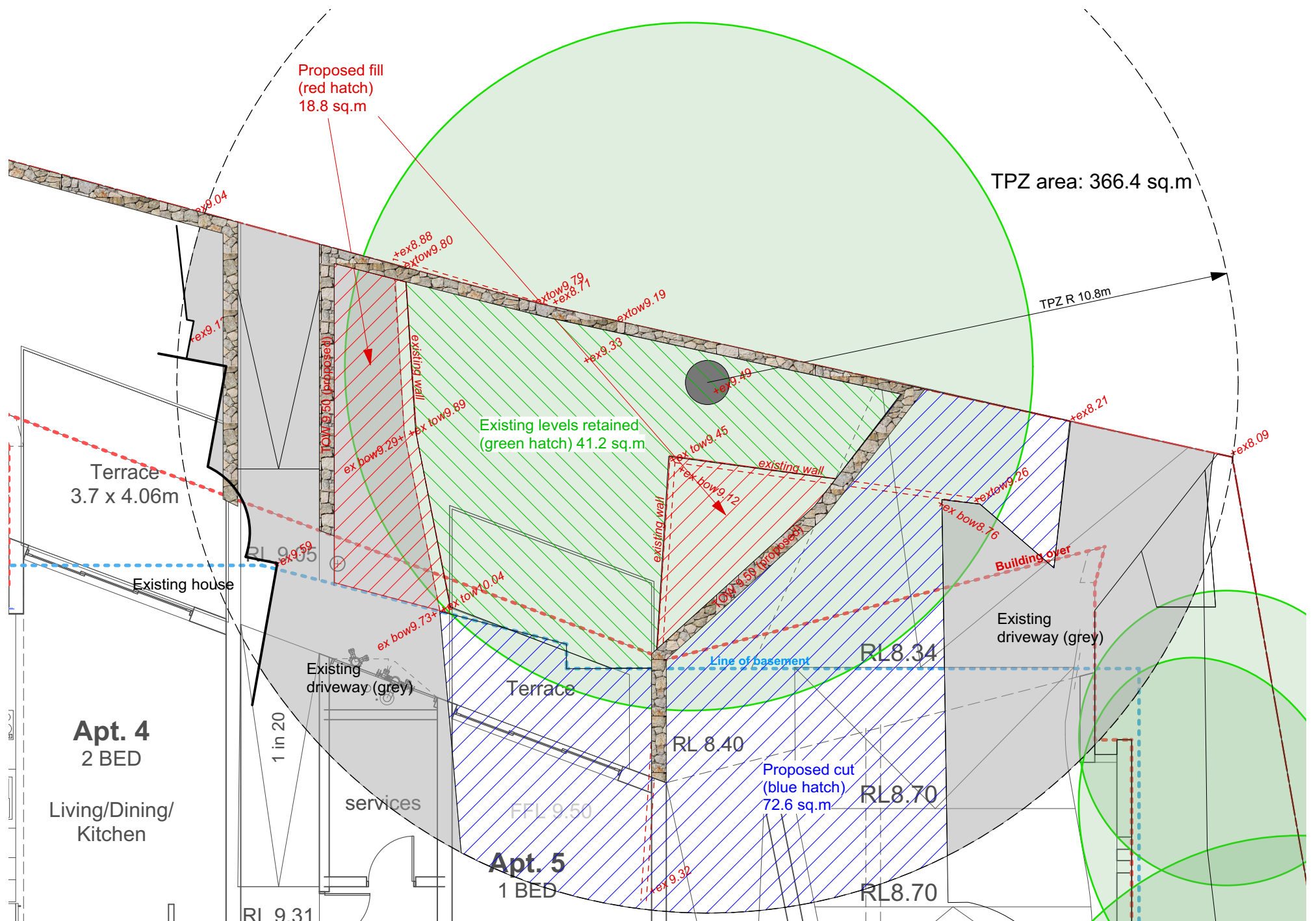
NOTES:
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION,
BOUNDARY INFORMATION & LEVELS.
ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON
SITE. IF ANY DISCREPANCIES OCCUR PLEASE NOTIFY
THE LANDSCAPE ARCHITECT

Attachment B: Cut/Fill Plans by Melissa Wilson





Tree 1: ESTIMATE OF CUT AND FILL WITHIN TPZ (1:100@A3)



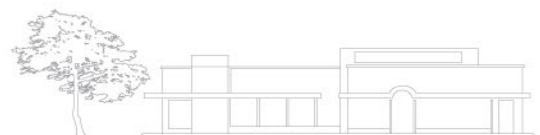
Tree 1: ESTIMATE OF CUT AND FILL WITHIN TPZ (Excluding existing driveways and house) (1:100@A3)

351-353 NEW SOUTH HEAD ROAD, DOUBLE BAY

Addendum 1: Tree 1- estimates of proposed cut and fill (For information only)

MWLA. 18/6/21

Attachment C: Sewer Diversion Letter by Endesco



21 June 2021

Project No. 8227
Kingsford Property Developments Pty Ltd
198-204 Leura Mall
Leura, NSW 2780

SYDNEY | CANBERRA | WOLLONGONG
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NORTH SYDNEY NSW 2060

Web: www.indesco.com.au
Email: indesco@indesco.com.au

ABN: 37008581066 ACN: 008581066

Attention: Mr Michael Petrovic

Dear Mr Petrovic

351-353 NEW SOUTH HEAD ROAD, DOUBLE BAY – SEWER DIVERSION

As per our email correspondence dated 10th and 11th June 2021, Indesco has deemed it highly-likely to deviate the existing DN150 SGW sewer network within the site, without significant and or any impact to the existing tree network within the site identified to be retained, as requested by Woollahra Council and the Project Arborist. This deviation could be achieved via relocating the sewer through proposed basement – attaching the proposed sewer alignment to proposed basement slab and/or outer wall, in accordance with Sydney Water Technical Guidelines for Sewer Thru Basement.

The exact and precise details of the sewer deviation and its likelihood will be developed during the design development phase of the project – Late Development Application (DA) / Construction Certificate (CC) stage, in collaboration with the Project Architect and Structural Engineer for final building levels, Geotechnical Conditions, Site Survey and all other relevant and associated documentation.

Yours faithfully,

For and on behalf of Indesco Pty Limited.



Arron Tanoai

DipEng (Civil), DipPM

Project Manager – Infrastructure

M: 04 3440 2273