

24 February 2021

Avenues Early Learning Centre
PO Box 3206
NEWSTEAD QLD 4006

WITHOUT PREJUDICE

RE: Arboricultural Comment on Amended Crossover on Rawson Avenue: 13-16 Rawson Avenue (Drummoyne Reservoir) Drummoyne (LEC Case # 2020/00306306 Mike & Shan Pty Ltd V City of Canada Bay Council)

Ref: 2636(L)ArbComment

1. Background

1.1 This Arboricultural Comment has been prepared at the request of Steve Milton of Milton Architects for Applicant Mike & Shan Pty Ltd in *Land & Environment Court (LEC) Proceedings 2020/00306306*. The Development Application (DA 2020/0161) at the site was refused by City of Canada Bay Council and an Appeal has been lodged in the LEC. Statement of Facts and Contentions (dated 22 December, 2020) contains items under 2. *Insufficient Information* including:

"2.3 Tree Preservation

Particulars

(a) An Arborist Report is required that addresses the existing street tree within the Rawson Avenue verge adjacent to the proposed driveway. The proposed driveway is impending upon the critical root zone area and in this regard a trench is to be dug to show any structural roots that will be in the footprint of the driveway that may be impacted. These should be addressed within the report."

1.2 The Driveway on Rawson Avenue is proposed to be altered from that indicated in the *lodged Issue C 20.04.2020 Architecturals* to satisfy this Contention and to avoid the need for root mapping and another Arborist Report.

1.3 This Arboricultural Comment should be read in conjunction with the Arboricultural Impact Assessment dated May, 2020 prepared as part of the DA. This AIA contained a Tree Protection Plan (TPP) Drawing and tree protection recommendations relating to proposed Driveway widening westwards towards Tree 1, but not towards Tree 2.

1.4 The tree in question is Tree 2, a Brushbox, *Lophostemon confertus* as indicated on the TPP. It is the centre tree of the three street trees on Rawson Avenue adjacent to the subject site. The existing RL at the base of Tree 2 is 32.63.

ARBORICULTURAL CONSULTANCY

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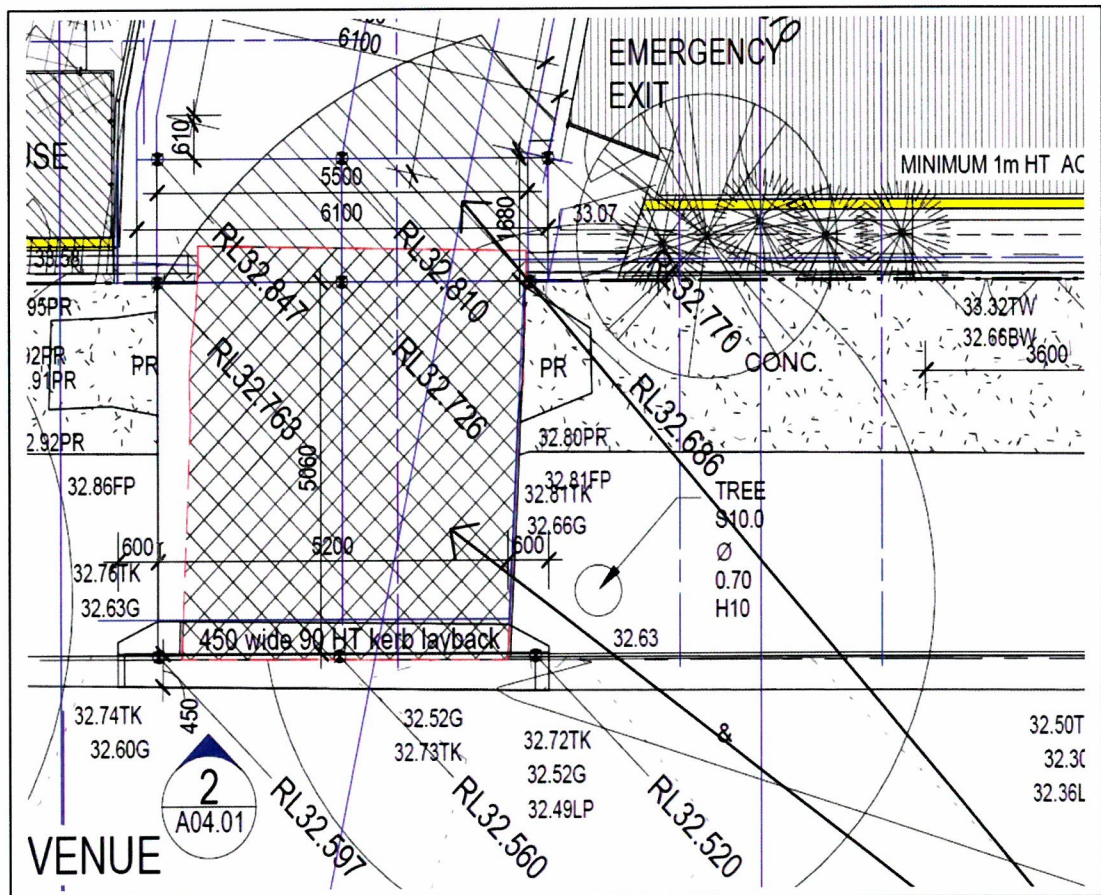
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2. The Proposed Driveway on Rawson Avenue

2.1 The proposed Driveway in the DA submission Drawings is indicated on *SK/A02.03 Issue C* being the *Floor Plan – Basement 1* by Milton Architects. Although Tree 2 (Brushbox) is not indicated and there are none of the existing RLs or other existing features indicated, I understand the original intent was to widen by 200-300mm the existing Driveway towards Tree 2. This widening towards Tree 2 may have required root cutting given the close proximity to the tree.

2.2 I have been provided with an amended Drawing being *Floor Plan – Level 1, SK/A02.04, Issue D* dated 22.02.2021 (Attachment A). This Plan shows (screenshot below) the proposed Driveway, crossover and layback overlaid with the existing Survey features. This drawing shows the proposed Driveway coinciding with the existing edge (in red) closest to Tree 2, with a narrow widening to the west away from Tree 2. The cross-hatched area is the existing Driveway. This represents new-for-old construction adjacent to Tree 2 and there should be no impacts on tree roots. Review of the Detail Survey shows that the new Driveway RLs match the existing Driveway RLs.

If the new works coincide with the existing there should be no impacts on the tree roots from Tree 2. A particular Consent Condition should be provided to detail the tree protection requirements during demolition and construction. The new Drive is to be no thicker than that existing. Particular Engineering comment is to be provided to strengthen the construction.



Screenshot from *Floor Plan – Level 1, SK/A02.04, Issue D* dated 22.2.21 showing proposed edge matching existing adjacent to Tree 2.

- 2.3 The Driveway is to be widened on the south-western side towards the other street tree, Tree 1. This widening towards Tree 1 represents a minor encroachment only into the Tree Protection Zone of Tree 1.

3. Recommendations

- 3.1 There is no requirement for root mapping adjacent Tree 2 as the proposed Driveway edge adjacent Tree 2 is now proposed to coincide with that existing.
- 3.2 The requirement for root investigation and reporting at 2.3 of the SOFAC should be deleted.
- 3.3 A Consent Condition is recommended that a Tree Management Plan be prepared by an AQF Level 5 Arborist for CC documentation detailing the tree protection measure required for demolition of the existing Driveway and construction of a new-for-old Driveway adjacent to Tree 2.

Kind Regards,



Peter Castor

DIRECTOR

BSc (For.)

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

Attachments:

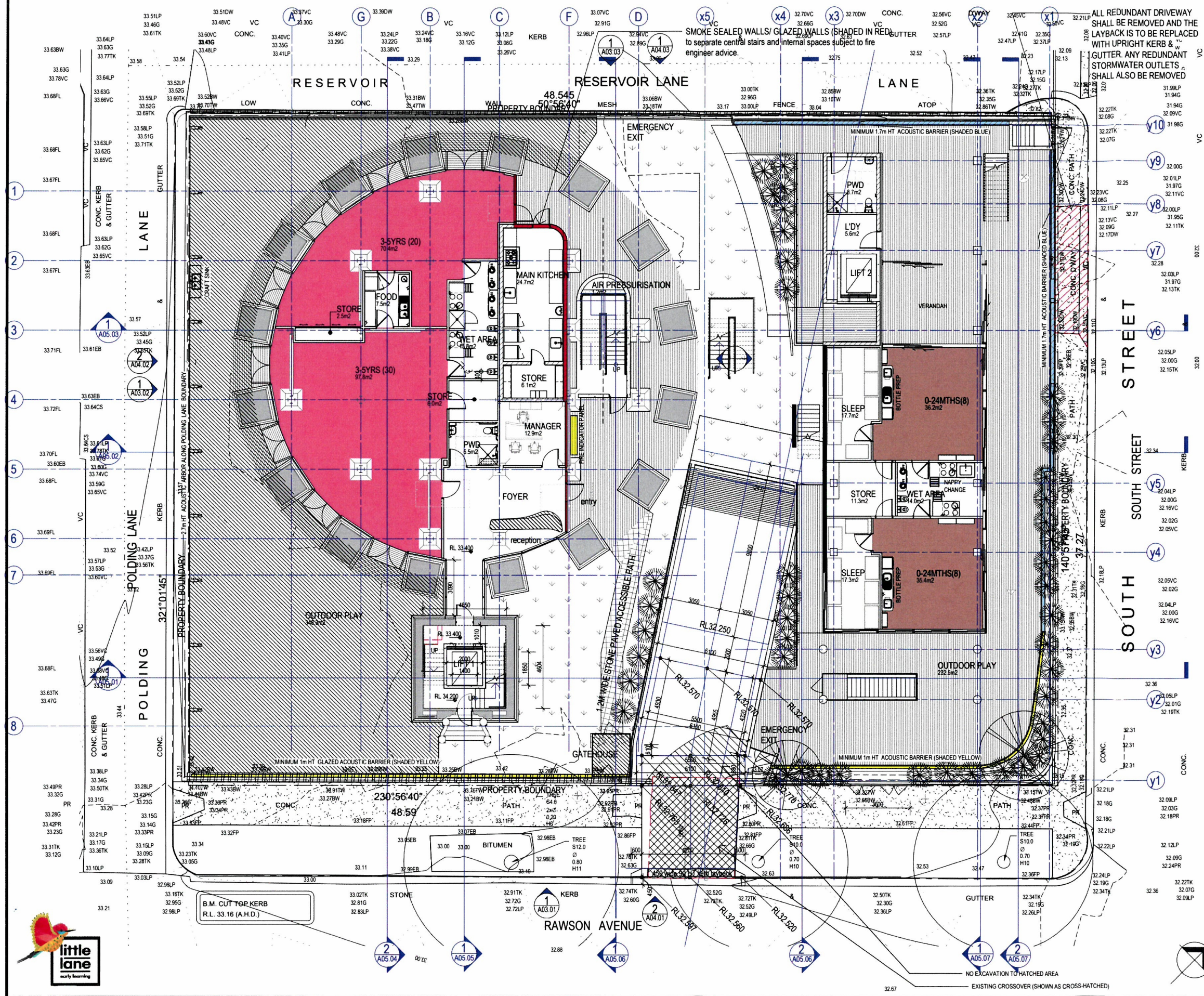
A: SK/A02.04, Issue D - Floor Plan – Level 1 by Milton Architects

B: Photo of Tree 2 and Existing Driveway



Attachment A: SK/A02.04 Issue D - Floor Plan - Level 1 by Milton Architects





DEVELOPMENT APPLICATION

AMENDMENTS			
Issue	Date	Subject	Issued by
A	19.08.2019	PRELIMINARY MEETING	SM
B	15.11.2019	ISSUE FOR DA APPROVAL	SM
C	20.04.2020	ISSUE FOR DA APPROVAL	SM
D	22.02.2021	FINAL COURT REVISION	SM

Milton
architects
miltonarchitects.com.au

AH.CL 03/26/19
DRAWN DATE

SM
PROJECT ARCHITECT DATE

SM
AUTHORISED FOR ISSUE DATE

Early Learning Centre

for
Little Lanes
at
Drummoyne Reservoir,
Drummoyne NSW

FLOOR PLAN - LEVEL 1

SCALE 1:100 AT A1 SIZE

PROJECT NUMBER	DRAWING NUMBER	ISSUE
290	SK / A02.04	D



Attachment B: Photo of Tree 2 and Existing Driveway





Photo A: Tree 2 showing the existing sandstone kerb and gutter and concrete Driveway and layback beyond. There is no significant uplifting or deflection by roots. If the proposed edge of the Drive matches the existing edge adjacent to the tree there is no need for root mapping.

