Arboricultural Impact Assessment

Proposed Mixed Use Development at

Precinct 75, St Peters

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2 Summary

This Arboricultural Impact Assessment (AIA) is based on forty seven (47) trees located at Precinct 75, St Peters (subject site).

The tree population of the site consists of planted Australian natives (not locally natives) and planted exotics. It is proposed to demolish part of the site and create a mixed-use build-to-rent residential and commercial/light industrial precinct.

The Retention Values of the subject trees were rated as outlined in the following Table. Refer to the Tree Protection Plan (Attachment C) for tree locations. A detailed description of the subject trees is outlined in the Tree Assessment Table (Attachment A).

Table A: Retention Values of the Subject Trees.

	High Retention Value (Tree Number)	**Medium Retention Value (Tree Number)**	**Low Retention Value (Tree Number)**
To be Retained	12, 13, 14, 41	1, 2, 3, 5, 8, 9, 15, 16, 30, 35, 38, 40, 42	4, 10, 11, 44, 45
To be Removed (During Early Works)	32, 33, 34	1a, 17, 18, 19, 20, 23, 28, 29, 29a, 31, 36, 37, 39, 43	6, 7, 21, 22, 24, 25, 26, 27

Twenty five (25) trees are proposed to be removed to facilitate the proposed works. This includes three (3) High Retention Value trees, fourteen (14) Medium Retention Value trees and eight (8) Low Retention Value trees. The Proposed Tree Masterplan and Tree Canopy Coverage Strategy (Arcadia, June 2022) details planting of more trees than are proposed for removal and the overall tree canopy coverage will be increased.

All of the High Retention Value trees and the majority of the Medium Retention Value trees are able to be retained and are likely to remain viable in the long-term. Recommendations have been made regarding tree protection measures and tree sensitive construction methods to limit the impact on retained trees.

3 Introduction

3.1 Background

This Arboricultural Impact Assessment (AIA) has been prepared in support of two Development Applications (DA) made to Inner West Council (IWC) for the redevelopment of Precinct 75, located at 67 and 73- 83 Mary Street, 43 Roberts Street, and 50-52 Edith Street, St Peters. The site comprises Lot 1 DP180958, Lot 1 DP556914, Lot 1 DP87885, Lot A DP331215, Lot 1 DP745657 and Lot 1 DP745014.

This AIA has been amended in response to Land and Environment Court of NSW Class 1 appeal proceedings (Case numbers: 2021/00361705 (Early Works) & 2021/00361726 (Main Works)).

The construction methodology has been amended so that the Early Works (DA/2021/0799) and Main Works (DA/2021/0800) are constructed concurrently. For avoidance of doubt, this AIA supports both DAs.

Collectively, the two DAs seek consent for the redevelopment of Precinct 75 into a mixed-use build-to-rent residential and commercial/light industrial precinct. Specifically, consent is sought for:

- Demolition works.
- Excavation and remediation.
- Construction of two basement levels with vehicle access provided from Mary Street (in-out) and Edith Street (in only).
- Construction of four new buildings: Building A, Building B, Building C and use of these buildings as build-to-rent housing with ground level commercial/light industrial.
- Construction of a new community art studio.
- Retention of, and alterations and additions to, Building 1, Building 2, Building 6 and Building 7 and use of these buildings as commercial/light industrial.
- Partial retention of, and alterations and additions to, Building 8 and use of this building as build-to-rent housing and communal amenity with ground level commercial/light industrial.
- Refurbishment of 67 Mary Street as a dwelling house (build-to-rent housing).
- Creation of a shared zone (provisionally named ‘Makers Way’) in the location of the existing north-south lane between Edith Street and Mary Street.
- Associated landscaping works including a new central green space.
- Augmentation of, and connection to, existing services as required.

The retained buildings which form part of Stage 2 works will remain operational during Stage 1 construction works. For a complete description of the proposed development and the staging of construction and occupation, please refer to the Statement of Environmental Effects prepared by Ethos Urban.

Trees identified for removal within this report are to be removed during the Early Works stage with tree protection measures to be installed during this stage and stay in place until the conclusion of the Main Works.

The purpose of this AIA is to assess the likely impacts of the proposed works on the existing site trees and make recommendations regarding construction methods and tree protection measures to limit adverse impacts on trees recommended for retention.

This AIA has been prepared in accordance with the Australian Standard 4970-2009, *Protection of trees on development sites.*

3.2 Subject Trees

The tree population of the site is made up of a mix of planted Australian natives (not locally natives) and planted exotics.

A detailed description of the subject trees is included in the Tree Assessment Table (Attachment A).

Refer to the Tree Location Plan (Attachment C) for tree locations and numbers.

4 Methodology

4.1 Site Inspection

Site inspection and tree assessment was undertaken by Alexis Anderson on the 13th of July, 2021. The trees were assessed from ground level using a Tree Assessment Table, which is included as Attachment A. The definitions and explanations of terms used are outlined in the Tree Table Definitions page which is included at Attachment B.

4.2 Plan Review

The set of plans prepared by Coxs Architecture for the Early Works and Main Works DA were reviewed as part of this assessment.

The Ground Floor Plan for the Main Works has been used as a base for the Tree Protection Plan (Attachment C). The locations of Trees 9, 10, 11 are approximate as survey data was not available at the time of production.

The Overland Flow Path Plan & Sections, CI-521-01 (Revision C dated 26/4/22) prepared by Stantec was reviewed.

The Landscape DA Package prepared by Arcadia (June 2022) was reviewed.

No Engineering Detail were available for review as part of this assessment.

4.3 Arborist Co-ordination

Following the site inspection, the Architect was provided with a tree schedule and tree location plan. The purpose of this was to allow consideration of the Tree Protection Zones and Retention Values during the design process. A preliminary plan review was then provided to the Arborist for comment before the Architect created the final plan revision.

4.4 Tree Protection Zones

Tree assessments in accordance with the Australian Standard 4970-2009, *Protection of trees on development sites*, require calculation of a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ). The following is a brief explanation of these terms:

Tree Protection Zone -TPZ: This is the area that should be isolated from construction disturbance so that the tree remains viable. Some disturbance within the TPZ may be possible following arboricultural assessment.

Structural Root Zone -SRZ: This is the area of undisturbed soil and roots required to maintain tree stability. Excavation within the SRZ can lead to whole tree failure.

Refer to the Tree Assessment Table (Attachment A) for the Tree Protection Zones of the assessed trees.

4.5 Retention Values

Retention values are derived from a combination of Estimated Life Expectancy rating and Landscape and Environmental Significance ratings.

- **HIGH Retention Value**: These trees are worthy of retention and design consideration should be made where possible to allow their retention.
- **MEDIUM Retention Value**: These trees are worthy of retention and minor design consideration should be made to retain these trees wherever possible (e.g. placement of ancillary structures, garden retaining walls, driveway levels).
- **LOW Retention Value**: These trees should not be considered to be a constraint to design layout. Some of these trees should be removed irrespective of any proposed development.

The method of determining and defining retention values used in this report has been derived from the ©Retention Index developed by Tree Wise Men® Australia Pty Ltd.

4.6 Consideration for Tree Retention and Removal

Where demolition of existing structures, excavation or fill is proposed within the Tree Protection Zone (TPZ), arboricultural assessment and sensitive construction methods will be required. Where works are proposed outside of the TPZ, no sensitive construction methods are required.

Tree removal recommendations have been based on tree Retention Values and construction offsets. Trees may generally be recommended for removal in the following circumstances:

- Trees located within construction footprints.
- Trees with construction proposed within SRZ where root loss cannot be avoided through sensitive design.
- Trees with a TPZ loss of more than 25%, may be recommended for removal providing tree sensitive design cannot be implemented to avoid significant root and canopy loss.
- Trees with low Retention Values may be recommended for removal irrespective of proposed development.

5 Potential Impacts of Proposed Works

5.1 Trees to be removed

Tree Number	Retention Value	Reason for Removal
1a	Medium	Within the area of proposed footpath re-grading works.
6, 7	Low	Basement level excavation is proposed within the Structural Root Zone. Major root loss and tree destabilisation is likely.
17, 29, 29a	Medium	
18, 19, 20, 23, 28	Medium	Within the area of basement excavation.
21, 22, 24, 25, 26, 27	Low	
31, 36, 37, 39	Medium	Proposed to be removed to create a better urban outcome by creating a uniform street planting of *Fraxinus griffithii*.
32, 33, 34	High	
43	Medium	Within the proposed sub-station driveway.

Replacement planting of various canopy tree species are proposed. The Landscape Plan details planting of more trees than are proposed for removal. There is an opportunity for an increase in the canopy cover in the long-term.

5.2 Potential Impacts of Proposal on Retained Trees

Tree Number	Retention Value	Works proposed within the Tree Protection Zone (TPZ)
1	Medium	New driveway construction is proposed within the TPZ. Less than 15% of the TPZ area will be affected. The majority of this area is already covered by the concrete footpath. Some pruning of woody transport roots and fine absorbing roots may be required. This is a vigorous tree and is likely to tolerate the proposed works and remain viable in the long term.
8	Medium	Demolition of the existing retaining wall and building and construction of a new retaining wall in the same location is proposed. It will be possible to avoid

		impacts through awareness of the potential for tree injury and careful work under project arborist guidance.
12, 13	High	Soft landscaping works for the pocket park are proposed within the TPZ. Existing ground levels are to be maintained. No root disturbance is proposed and no impact on the tree is expected.
44, 45	Low	
41	High	Demolition of the existing residential dwelling is proposed within the Structural Root Zone and TPZ. There may be large structural roots interacting with the outside edge of the building footings. There is a potential for these roots to be damaged if building footings are removed without care. It is recommended that the footings along the SE edge of the building be retained in-ground to avoid the risk of structural root damage. The proposed new substation is proposed within the TPZ. The substation is to be situated within the footprint of the existing dwelling where root spread may have been restricted. The sub-station and insulation clearances will occupy less than 10% of the TPZ area. Trenching for underground conduits connecting the sub-station to mains will be required within the TPZ. All trenching within the TPZ is to be undertaken using hand tools with care. Conduits are to be threaded below retained tree roots. The new access slab is proposed in the same location as the existing driveway slab. The underside of the new slab is to be no deeper than the underside of the existing slab. The overland flow path is proposed within the Tree Protection Zone. The overland flow path has been designed to have minimimal TPZ incursion, avoid the structural root zone and have minimal excavation. Less than 10% of the TPZ area will be affected. Some pruning of fine absorbing roots and woody transport roots may be required. The tree is likely to tolerate the overland path works with no notable long-term impact. A new driveway is proposed within the same alignment as the existing driveway within the Structural Root Zone. The underside of the new driveway is to be no deeper than the existing driveway with no excavation required. The tree is likely to tolerate these works and remain viable in the long-term.
42	Medium	The overland flow path is proposed within the Tree Protection Zone. The overland flow path has been designed to have minimimal TPZ incursion, avoid the structural root zone and have minimal excavation. Less than 10% of the TPZ area will be affected. Some pruning of fine absorbing roots and woody transport roots may be required. The tree is likely to tolerate the overland path works with no notable long-term impact.

Incidental Impacts: There is the potential for incidental/accidental damage to the trunk, canopy and shallow roots of all retained trees throughout the construction process. Trees are commonly impacted on construction sites in the following ways.

- Stripping of topsoil and removal of organic material form the soil surface.
- Compaction of the topsoil and damage to surface roots through use of heavy machinery and frequent foot traffic.
- Soil contamination through washing out barrows and disposal or spillage of chemical materials.
- Root loss due to unforeseen excavation for plumbing upgrades and landscape construction.
- Bark/trunk and branch injuries from accidental contact with machinery.

These impacts can be easily avoided through communication with building contractors and basic tree protection measures.

6 Recommendations

6.1 Site Establishment –Prior to Demolition

Appointment of a Project Arborist: An Arborist with an AQF Level 5 qualification in Arboriculture and experience in tree protection within construction sites should be engaged prior to the commencement of work on the site. The Project Arborist should be present at the following times:

- Project Commencement to meet with the Site Foreman and discuss tree protection requirements.
- Following installation of tree protection fencing and trunk protection.
- During demolition of the existing dwelling within the TPZ of Tree 41.
- During demolition works within the TPZ of Tree 8.
- During any excavation within the TPZ of retained trees.
- At project completion to verify tree protection and retention.

Tree Protection Fencing (Trees 41, 42): Tree Protection Fencing should be installed prior to any machinery or materials being bought on site and remain in position throughout the entire project. Tree Protection Fencing should be erected around the Tree Protection Zones as defined in the Tree Location Plan (Attachment C). Tree Protection Fencing should consist of 1.8 metre high chainlink panels on moveable concrete pads. Tree Protection Fencing should be clamped at each panel junction. The fenced area should be covered with an 80mm deep layer of leaf and woodchip mulch. Tree Protection Fencing should not be moved until the commencement of landscaping works within the pocket park. An example of adequate tree protection fencing is detailed below.

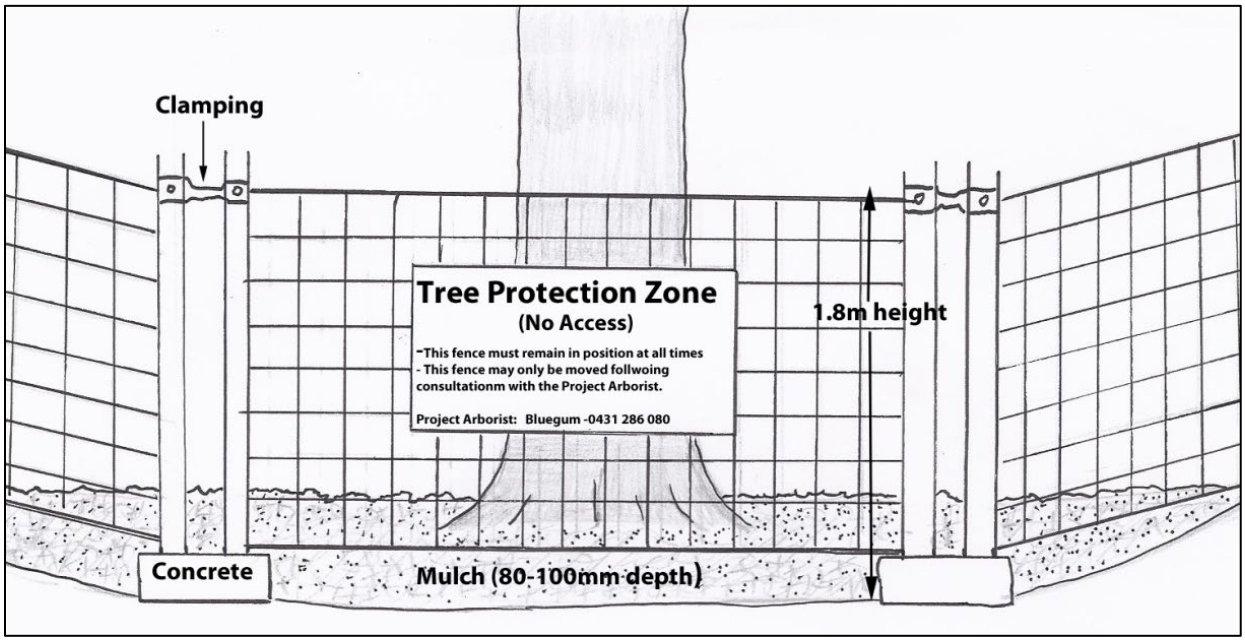

Figure A: Example of adequate tree protection fencing

Trunk Protection (Trees 1, 8, 30, 35, 38, 40, 43): Trunk protection is recommended for Trees 1, 8, 30, 35, 38, 40 and 43 as an alternative to fencing to allow space for pedestrian and vehicle access. Trunk battening is aimed at preventing accidental bark wounds as often occurs on construction sites.

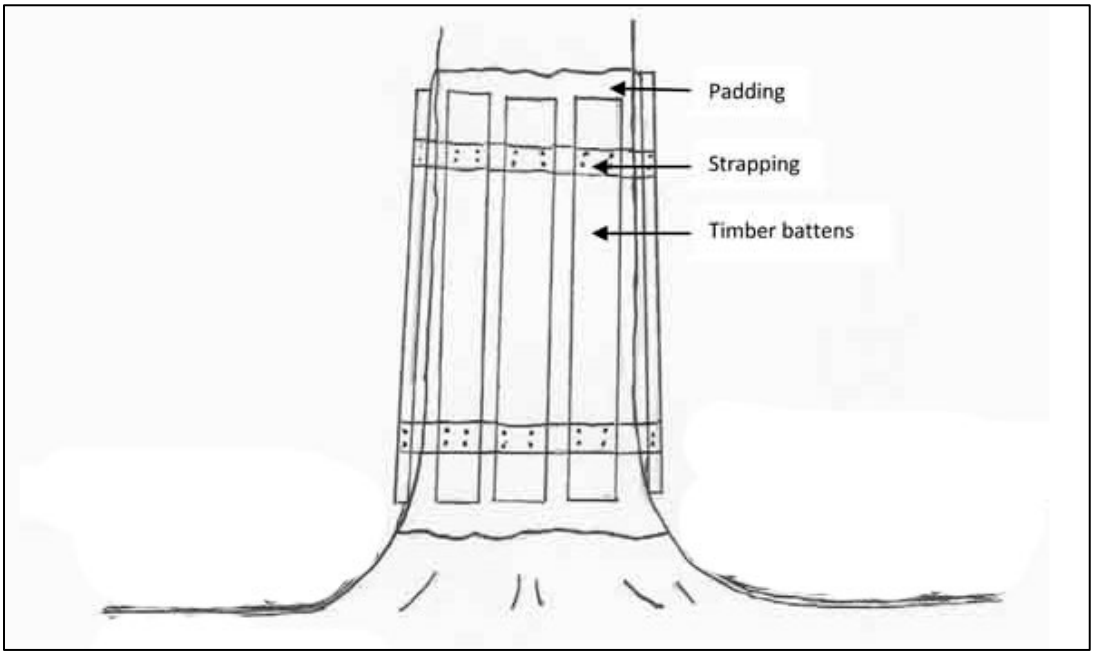

Figure B: Specification of appropriate trunk protection

6.2 During Demolition

House Demolition: Demolition of the existing residential dwelling is proposed within the Structural Root Zone and TPZ of Tree 41. There may be large structural roots interacting with the outside edge of the building footings. There is a potential for these roots to be damaged if building footings are removed without care. It is recommended that the footings along the SE edge of the building be retained in-ground to avoid the risk of structural root damage. The Project Arborist should be invited to the site to guide and document the demolition works within a 7m radius of Tree 41.

Driveway slab (Tree 41): The existing driveway slab adjacent to Tree 41 must be retained as ground protection up until the time of installation of the new driveway.

Overland Flow Path (Trees 41 and 42): Overland flow path excavation must be undertaken under guidance of the Project Arborist within a 7.2m radius if Tree 42 and a 3.7m radius of Tree 42. All tree roots encountered must be cleanly cut using a sharp saw or secateurs. The purpose of this is to minimize the surface area of pruning wounds and to avoid additional root damage (tearing/splintering) that typically occurs when roots are pruned by an excavator.

Building & Retaining Wall Demolition (Tree 8): The demolition contractors must be briefed on the tree protection requirements for Tree 8. The Project Arborist should be invited to the site to guide and document the demolition works within a 3.0m radius of Tree 41.

Tree Removal: Twenty five (25) trees are proposed to be removed as part of the project. Tree removal works should be undertaken in accordance with the WorkCover Code of Practice for Amenity Tree Industry, 1998.

6.3 During Construction

Tree Protection Zones: Refer to the Tree Assessment Table (Attachment A) for the spread of TPZ's of the retained trees. The following should be prohibited within the Tree Protection Zones:

- Stripping of topsoil or organic surface material.
- Storage of material, vehicles and machinery.
- Disposal of solid, liquid or chemical waste.
- Any excavation, fill or other construction activity other than that discussed in this report.

If the existing groundcover is stripped within a Tree Protection Zone, it should be replaced with leaf and woodchip mulch to a depth of 80mm.

Excavation for the sub-station footings: This excavation should be undertaken under guidance of the Project Arborist. All tree roots encountered must be cleanly cut using a sharp saw or secateurs.

Trenching for underground electrical cables: All trenching for electrical cables within a 7.2m radius of Tree 41 must be undertaken using hand tools. Any tree roots encountered with a diameter greater than 30mm must be retained and rolled in a protective wrapping of geo-textile. The conduits must be threaded below the retained roots. Any smaller roots may be cleanly pruned used secateurs. The Project Arborist should be invited to site to guide and document this process.

Landscaping Works Within the Pocket Park: Existing ground levels should be maintained within the Tree Protection Zones of Trees 12, 13, 43, 44, 45.

7 Statement of Impartiality

- This report prepared by Bluegum Tree Care & Consultancy (BTCC) reflects the impartial and expert opinion of Alexis Anderson.
- BTCC is acting independently of and not as the advocate for the owners of the subject trees.
- BTCC does not undertake tree pruning and removal works and will not have any involvement with pruning or removing trees which are the subject of this report.

8 Limitations

- The findings of this report are based upon and limited to visual examination of trees from ground level without any climbing, internal testing or exploratory excavation. The tree

assessment was undertaken for the purpose of pre-development planning. Detailed tree risk assessment was not requested or included in the scope of works.

- This report reflects the health and structure of trees at the time of inspection. Bluegum cannot guarantee that a tree will be healthy and safe under all circumstances or for a specified period of time. There is no guarantee that problems or defects with assessed trees, will not arise in the future. Liability will not be accepted for damage to person or property as a result of failure of assessed trees.

Tree No.	Common Name/ Genus Species	Trunk Diameter (cm)	Height (m)	Canopy Spread Radius (m)	Age Class	Health / Vitality	Structural Condition	Tree Protection Zone (m)	Structural Root Zone (m)	Estimated Life Expectancy (ELE)	Landscape and Environmental Significance	Retention Value	Comments	Works Proposed Within the TPZ	Proposed Action.
1	Evergreen Ash, *Fraxinus griffithii*	21	5	3	M	G	G	2.5	1.7	Medium (10-30 yrs)	3	Medium	Street tree.	New driveway construction proposed within the TPZ.	Retain.
1a	Tuckeroo, *Cupaniopsis anacardiodes*	20	7	3	M	F	G	2.4	1.7	Medium (10-30 yrs)	3	Medium	Street tree.	Within the area of proposed footpath re-grading works.	Remove.
2	Lemon-scented Tea Tree, *Leptospermum sp.*	26	5	3	M	G	G	3.1	1.9	Medium (10-30 yrs)	3	Medium	Street tree.	Nil.	Retain.
3	Diamond Leaf Pittosporum, *Pittosporum rhombofolium*	26, 25	9	4	M	G	G	4.4	2.2	Medium (10-30 yrs)	3	Medium	Street tree. Lifting pavement.	Nil.	Retain.
4	Evergreen Ash, *Fraxinus griffithii*	26	4	3	M	P	P	3.1	1.9	Short (0-10 yrs)	3	Low	Street tree. Crown dieback.	Nil.	Retain.
5	Diamond Leaf Pittosporum, *Pittosporum rhombofolium*	22	7	3	M	F	G	2.6	1.8	Medium (10-30 yrs)	3	Medium	Street tree.	Nil.	Retain.
6	Evergreen Ash, *Fraxinus griffithii*	20	4	2	M	G	G	2.4	1.7	Medium (10-30 yrs)	4	Low		Basement level excavation is proposed within the Structural Root Zone.	Remove.
7	Chinese Hackberry, *Celtis sinensis*	12	4	2	EM	G	G	2.0	1.5	Long (30+ yrs)	4	Low		Basement level excavation is proposed within the Structural Root Zone.	Remove.
8	Weeping Lilly Pilly, *Waterhousia floribunda*	27	7	4	M	F	F	3.2	1.5	Medium (10-30 yrs)	3	Medium		The existing soil and levels on the high side of the retaining wall will be retained. No root loss is expected.	Retain.
9	Giant Bird of Paradise, *Strelitzia nicholii*	10, 10, 10, 10	10	2	M	G	G	2.0	1.0	Long (30+ yrs)	3	Medium	Located on the adjoining property.	Basement level excavation is proposed within the Structural Root Zone. Vigorous species with clumping habit. Likely to tolerate the proposed excavation.	Retain.
10	Silky Oak, *Grevillea robusta*	39	13	4	M	F	F	4.7	2.2	Short (0-10 yrs)	3	Low	Canopy tip dieback. Located on the adjoining property.	Basement level excavation is proposed within the Tree Protection Zone.	Retain.
11	Mulberry, *Morus nigra*	23, 20, 20	11	5	M	G	P	4.4	2.2	Short (0-10 yrs)	3	Low	Previously lopped. Included bark at co-dominant stem junctions. Early stages of tunk splting.	Basement level excavation is proposed within the Tree Protection Zone.	Retain.
12	Liquidambar, *Liquidambar styraciflua*	65*	15	7	M	G	G	7.2	2.7	Long (30+ yrs)	2	High	Inspected from outside of property boundary. Unable to fully assess structural condition. *The trunk diameter is an estimate.	Proposed landscape works for pocket park construction within the TPZ.	Retain.

Tree No.	Common Name/ Genus Species	Trunk Diameter (cm)	Height (m)	Canopy Spread Radius (m)	Age Class	Health / Vitality	Structural Condition	Tree Protection Zone (m)	Structural Root Zone (m)	Estimated Life Expectancy (ELE)	Landscape and Environmental Significance	Retention Value	Comments	Works Proposed Within the TPZ	Proposed Action.
13	White Cedar, *Melia azederach*	50*	13	6	M	G	G	6.0	2.5	Medium (10-30 yrs)	2	High	Inspected from outside of property boundary. Unable to fully assess structural condition. *The trunk diameter is an estimate.	Proposed landscape works for pocket park construction within the TPZ.	Retain.
14	Jacaranda, *Jacaranda mimosifolia*	45*	9	5	M	G	G	5.4	2.4	Long (30+ yrs)	2	High	Inspected from outside of property boundary. Unable to fully assess structural condition. *The trunk diameter is an estimate.	Nil.	Retain.
15	Kentia Palm, *Howea forsteriana*	15*	5	2	M	G	G	2.0	1.0	Long (30+ yrs)	3	Medium	Inspected from outside of property boundary. Unable to fully assess structural condition. *The trunk diameter is an estimate.	Nil.	Retain.
16	Kentia Palm, *Howea forsteriana*	15*	5	2	M	G	G	2.0	1.0	Long (30+ yrs)	3	Medium	Inspected from outside of property boundary. Unable to fully assess structural condition. *The trunk diameter is an estimate.	Nil.	Retain.
17	Chinese Hackberry, *Celtis sinensis*	50*	13	6	M	G	G	6.0	2.5	Long (30+ yrs)	3	Medium	Inspected from outside of property boundary. Unable to fully assess structural condition. *The trunk diameter is an estimate.	Basement level excavation is proposed within the Structural Root Zone.	Remove.
18	Weeping Lilly Pilly, *Waterhousia floribunda*	10	4	2	EM	G	G	2.0	1.5	Long (30+ yrs)	3	Medium		Within the area of proposed basement excavation.	Remove.
19	Hills Weeping Fig, *Ficus microcarpa 'variegata'*	25	7	4	M	G	G	3.0	1.8	Long (30+ yrs)	3	Medium		Within the area of proposed basement excavation.	Remove.
20	Camphor Laurel, *Cinnamomum camphora*	50	15	6	M	G	G	6.0	2.5	Long (30+ yrs)	3	Medium		Within the area of proposed basement excavation.	Remove.
21	Macadamia Tree, *Macadamia sp.*	20, 19, 19	8	4	M	G	P	4.0	2.1	Short (0-10 yrs)	3	Low	Trunk splitting at the co-dominant stem junction (0.5m height).	Within the area of proposed basement excavation.	Remove.
22	Kentia Palm, *Howea forsteriana*	15	6	2	M	F	F	2.0	1.5	Short (0-10 yrs)	3	Low	Canopy slumping due to chronic Boron deficiency.	Within the area of proposed basement excavation.	Remove.
23	Kentia Palm, *Howea forsteriana*	15	7	2	M	G	G	2.0	1.5	Long (30+ yrs)	3	Medium		Within the area of proposed basement excavation.	Remove.

Tree No.	Common Name/ Genus Species	Trunk Diameter (cm)	Height (m)	Canopy Spread Radius (m)	Age Class	Health / Vitality	Structural Condition	Tree Protection Zone (m)	Structural Root Zone (m)	Estimated Life Expectancy (ELE)	Landscape and Environmental Significance	Retention Value	Comments	Works Proposed Within the TPZ	Proposed Action.
24	Chinese Hackberry, *Celtis sinensis*	20	9	5	EM	G	G	2.4	1.7	Long (30+ yrs)	4	Low	Self sown as a weed.	Within the area of proposed basement excavation.	Remove.
25	Magnolia, *Magnolia soulangeana*	8, 8	4	2	M	F	G	2.0	1.5	Medium (10-30 yrs)	3	Low	Supressed by surrounding trees.	Within the area of proposed basement excavation.	Remove.
26	Japanese Maple, *Acer palmatum*	10, 9, 8, 8	5	3	M	G	G	3.0	1.5	Medium (10-30 yrs)	4	Low		Within the area of proposed basement excavation.	Remove.
27	Avocado Tree, *Persea armericana*	20	4	2	M	P	P	2.4	1.5	Short (0-10 yrs)	4	Low	Almost dead.	Within the area of proposed basement excavation.	Remove.
28	Weeping Lilly Pilly, *Waterhousia floribunda*	6, 6, 6, 6	4	2	EM	G	G	2.0	1.5	Long (30+ yrs)	3	Medium		Within the area of proposed basement excavation.	Remove.
29	Kohuhu, *Pittosporum tenuifolium*	8, 5, 5, 5	5	2	M	G	G	2.0	1.5	Medium (10-30 yrs)	3	Medium		Basement level excavation is proposed within the Structural Root Zone.	Remove.
29A	Crepe Myrtle, *Lagerstroemia indica*	10, 5, 5	5	3	M	G	G	2.0	1.5	Long (30+ yrs)	3	Medium		Within the area of proposed basement excavation.	Remove.
30	Tibouchina, *Tibouchina sp.*	9	3	2	M	G	G	2.0	1.5	Long (30+ yrs)	3	Medium	Street tree.	Nil.	Retain.
31	Blueberry Ash, *Elaeocarpus reticulatis*	9	5	2	M	G	G	2.0	1.5	Long (30+ yrs)	3	Medium	Street tree.	Proposed to be removed to create a better urban outcome by creating a uniform street planting of *Fraxinus griffithii* .	Remove.
32	Honey Locust, *Gleditsia triacanthos*	41	10	6	M	G	G	4.9	2.3	Long (30+ yrs)	2	High	Street tree.	Proposed to be removed to create a better urban outcome by creating a uniform street planting of *Fraxinus griffithii* .	Remove.
33	Silky Oak, *Grevillea robusta*	54	15	5	M	G	G	6.5	2.6	Medium (10-30 yrs)	2	High	Street tree.	Proposed to be removed to create a better urban outcome by creating a uniform street planting of *Fraxinus griffithii* .	Remove.
34	Jacaranda, *Jacaranda mimosifolia*	45	8	5	M	G	G	5.4	2.4	Long (30+ yrs)	2	High	Street tree. Old trunk wound from previous stem failure.	Proposed to be removed to create a better urban outcome by creating a uniform street planting of *Fraxinus griffithii* .	Remove.
35	Evergreen Ash, *Fraxinus griffithii*	22	5	3	M	G	G	2.6	1.7	Medium (10-30 yrs)	3	Medium	Street tree.	Basement level excavation is proposed within the TPZ.	Retain.

Tree No.	Common Name/ Genus Species	Trunk Diameter (cm)	Height (m)	Canopy Spread Radius (m)	Age Class	Health / Vitality	Structural Condition	Tree Protection Zone (m)	Structural Root Zone (m)	Estimated Life Expectancy (ELE)	Landscape and Environmental Significance	Retention Value	Comments	Works Proposed Within the TPZ	Proposed Action.
36	Jacaranda, *Jacaranda mimosifolia*	26	6	4	M	F	G	3.1	1.9	Long (30+ yrs)	3	Medium	Street tree.	Proposed to be removed to create a better urban outcome by creating a uniform street planting of *Fraxinus griffithii* .	Remove.
37	Jacaranda, *Jacaranda mimosifolia*	6	2	1	EM	F	G	2.0	1.5	Long (30+ yrs)	3	Medium	Street tree.	Proposed to be removed to create a better urban outcome by creating a uniform street planting of *Fraxinus griffithii* .	Remove.
38	Evergreen Ash, *Fraxinus griffithii*	7, 7, 5, 5	3	1	M	G	G	2.0	1.5	Medium (10-30 yrs)	3	Medium	Street tree.	Basement level excavation is proposed within the TPZ.	Retain.
39	Honey Locust, *Gleditsia triacanthos*	8	4	3	M	G	G	2.0	1.5	Long (30+ yrs)	3	Medium	Street tree.	Proposed to be removed to create a better urban outcome by creating a uniform street planting of *Fraxinus griffithii* .	Remove.
40	Evergreen Ash, *Fraxinus griffithii*	8, 8, 7, 7	4	2	M	G	G	2.0	1.5	Medium (10-30 yrs)	3	Medium	Street tree.	Basement level excavation is proposed within the TPZ.	Retain.
41	Cooks Pine, *Araucaria columnaris*	60	20	4	M	G	G	7.2	2.7	Long (30+ yrs)	2	High		Building demolition, sub-station, driveway and overland flow path construction is proposed within the TPZ.	Retain.
42	Willow Bottlebrush , *Callistemon salignus*	25, 18	9	3	M	G	G	3.7	2.0	Long (30+ yrs)	3	Medium		New pathway and overland flow path construction is propsoed within the TPZ.	Retain.
43	Silky Oak, *Grevillea robusta*	30	12	5	M	G	G	3.6	2.0	Long (30+ yrs)	3	Medium		Within the proposed subs-station driveway footprint.	Remove.
44	Mulberry, *Morus nigra*	12, 12	7	4	EM	G	G	2.0	1.5	Long (30+ yrs)	4	Low		Proposed landscape works for pocket park construction within the TPZ.	Retain.
45	Ornamental Cherry, *Prunus sp.*	10	5	2	M	G	G	2.0	1.5	Medium (10-30 yrs)	4	Low		Proposed landscape works for pocket park construction within the TPZ.	Retain.

Attachment B: TREE ASSESSMENT DEFINITIONS

Height. Tree height is estimated from ground level. This assessment is made independently of data plotted on survey plan. These measurements have not been confirmed with clinometer or other surveying instrument.

Diameter at Breast Height (DBH). Trunk diameter is measured at 1.4 metres above ground level. A diameter tape is used which calculates the diameter from a measurement of the circumfrence. DBH is primarily used for the calculation of the TPZ and SRZ.
If a tree has more than 4 trunks, the diameter of the four largest trunks is recorded. For irregular trunk formations the DBH is calculated as outlined in Appendix A of AS4970-2009 -*Protection of Trees on Development Sites*.

Canopy Spread Radius. Average canopy spread radius is estimated from the centre of trunk to the outer edge of canopy. Refer to Comments column for detail of heavily skewed canopy spread.

Age Class - This is an estimation of the tree's current age class based on size, growth habit, local environmental conditions and comparison with surrounding trees.

- **Immature (IM)**: This is a juvenile specimen that is likely to have germinated within the previous 5 years.
- **Early Mature (EM)**: This is a tree that is established within its growing environment, though has not reached an age of reproductive maturity or the natural growth habit of a mature individual.
- **Mature (M)**: This is a tree has reached both reproductive maturity and a physical form and shape typical for the species. Trees can have a Mature Age Class for the majority of their life span.
- **Late-Mature (LM)**: There trees show early signs of senescence with symptoms such as reduced canopy density and an accumulation of dead branches.
- **Over-mature (OM)**: These trees show symptoms of irreversible decline such as canopy dieback with dead branches concentrated in the upper canopy.

Health - Good (G), Fair (F) or Poor (P). This is primarily based on the extent of vigorous new foliage growth at branch tips and the colour, size and density of foliage generally. The percentage of live branches to dead branches is considered. The location of any dead branches is also considered. The presence of any pest or disease is considered as part of this assessment. Health can vary with climatic conditions.

Structural Condition - **Good (G), Fair (F) or Poor (P).** This is an assessment of tree structure and stability. Root anchorage, trunk lean, structural defects, canopy skew and any hazardous features are considered. Dead branches can be considered as part of Structural Condition if they are of a size and location that could cause injury or property damage.

Tree Protection Zone (TPZ). This is a radial distance of (12X) the DBH measured from centre of trunk. TPZ is rounded to the nearest 0.1 metre. A TPZ should not be less than 2m or greater than 15m. The TPZ for palms and other monocots should not be less than 1m outside of the crown projection. Existing constraints to root spread can vary the TPZ. For a tree to remain viable, construction activity should be excluded or undertaken with care within the TPZ. Disturbance within up to 10% of the TPZ area is considered to be a minor encroachment. Disturbance to more than 10% of the TPZ area is considered a major encroachment. Major encroachment into the TPZ is possible depending on the type of disturbance, and species tolerance to disturbance. Exploratory excavation may be required to quantify the presence of roots at the alignment of proposed ground disturbance.
This is based upon the Australian Standard AS 4970, 2009, *Protection of trees on development sites* and the Matheney & Clarke "*Guidelines for adequate tree preservation zones for healthy, structurally stable trees*".

Structural Root Zone (SRZ). This is a radial distance based on the following formula- **SRZ =(D x 50) $^{0.42}$ x 0.64** (for trees less than 150mm Diameter, a minimum SRZ of 1.5 metres). SRZ measurements are rounded to the nearest 0.1m. .
The Structural Root Zone is the area of soil and roots required to maintain tree stability. Excavation within the SRZ can result in whole tree failure. Fully elevated construction is possible within SRZ with specific rootzone assessment. Existing constraints to root spread can vary the SRZ. This method of determining SRZ is outlined at Section **3.3.5** of Australian Standard AS 4970, 2009, *Protection of trees on development sites.*

Estimated Remaining Life Expectancy: This gives a length of time that the Arborist believes a particular tree can be retained from the time of assessment with an acceptable level of risk based on the information available at the time of the inspection. This system of rating does not take into consideration the likely impacts of any proposed development. Ratings are **Long** (retainable for 30 years or more with an acceptable level of risk), **Medium** (retainable for 10-30 years), **Short** (retainable for 0-10 years) and **Removal** (tree requiring removal due to risk/hazard or absolute unsuitability).

Landscape & Environmental Significance*. This is an assessment of the impact of the tree on the surrounding landscape amenity and natural environment. Rarity, habitat value, physical prominence, historical and cultural significance of the tree are considered in this rating system. The Landscape & Environmental Value ratings used in this report are:

1. Very High Value: This is an outstanding specimen that holds irreplaceable environmental, landscape or cultural value.

2. High Value: An excellent specimen that holds environmental, landscape or cultural value that is present in other site trees or that could be replaced.

3. Moderate Value: Can be a good to fair specimen with environmental, landscape or cultural value that is common within other trees in the locality.

4. Low Value: Removal would not result in any loss of site amenity or environmental value. Can include undesirable or weed species or trees growing in unsuitable locations.

5. Very Low Value : Dead or hazardous with no other environmental or cultural value. Could also include weed species. These trees should be removed or pruned in a way to make safe irrespective of any development.

***Note**: The concept of using a five (5) point scale to assess tree significance was derived from the Tree Wise Men® Australia Pty Ltd ©Significance Rating Scale.

Retention Value*. Retention values are derived from a combination of Estimated Life Expectancy rating and Landscape and Environmental Significance ratings.

<table>
<tr><td rowspan="6">Landscape & Environmental Significance</td><td></td><td colspan="4">Estimated Life Expectancy</td></tr>
<tr><td></td><td>Long</td><td>Medium</td><td>Short</td><td>Removal</td></tr>
<tr><td>Very High (1)</td><td colspan="2" rowspan="2">HIGH</td><td rowspan="2">MEDIUM</td><td rowspan="2"></td></tr>
<tr><td>High (2)</td></tr>
<tr><td>Medium (3)</td><td colspan="2">MEDIUM</td><td rowspan="3" colspan="2">LOW</td></tr>
<tr><td>Low (4)</td><td colspan="2" rowspan="2"></td></tr>
<tr><td>Very Low (5)</td></tr>
</table>

HIGH Retention Value: These trees are worthy of retention and major design consideration should be made where feasible to allow this.

MEDIUM Retention Value: These trees are worthy of retention and minor design consideration should be made to retain these trees wherever possible (e.g. placement of ancillary structures, garden retaining walls, driveway levels).

LOW Retention Value: These trees should not be considered to be a constraint to design layout. Some of these trees should be removed irrespective of any proposed development.

***Note:** The method of determining and defining retention values used in this report has been derived from the ©Retention Index developed by Tree Wise Men® Australia Pty Ltd.

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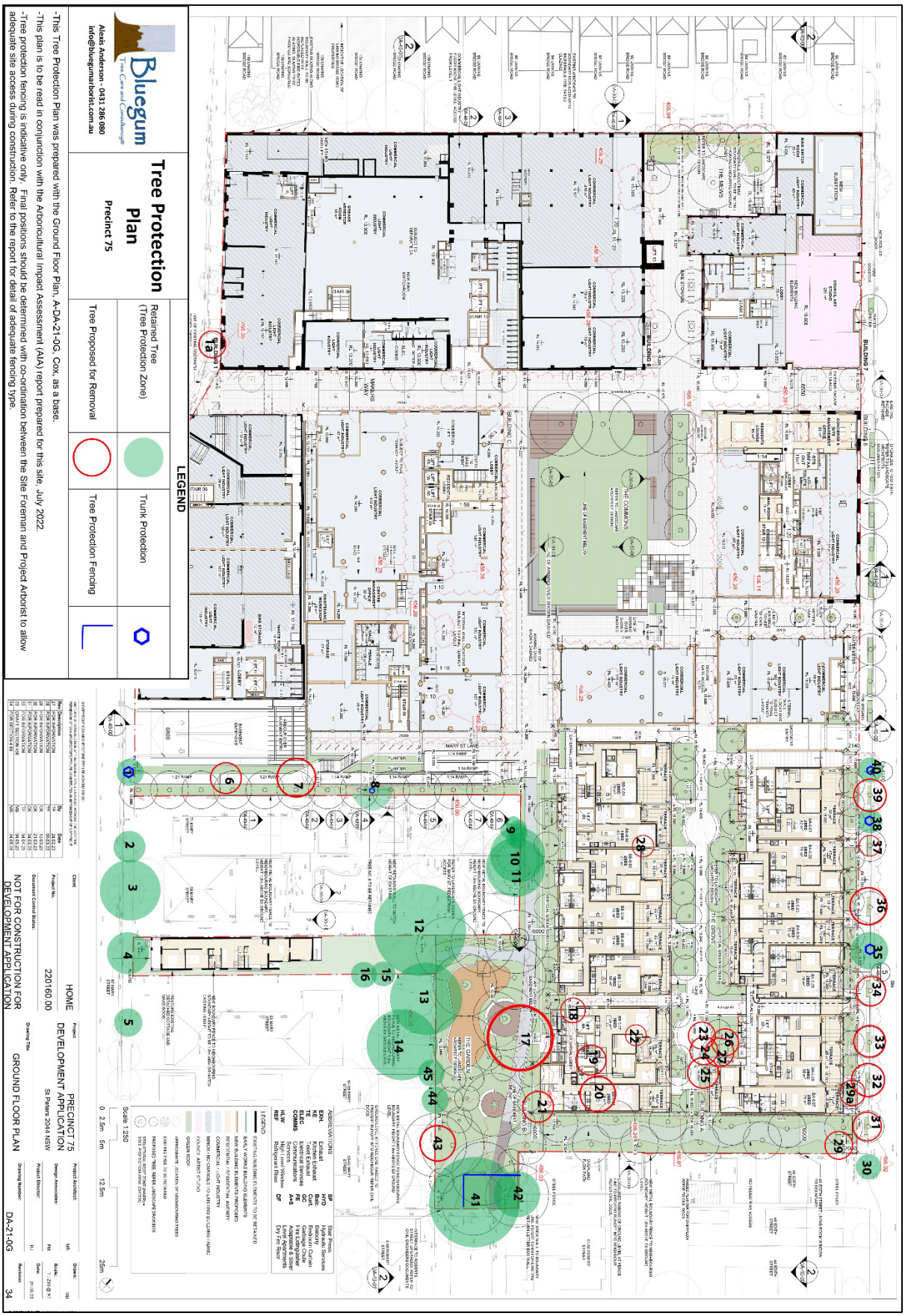

9 February 2023

Ferdinand Dickel
Senior Planner
Inner West Council
PO Box 14
Petersham NSW 2049

RE: PRECINCT 75 – S4.56 RESPONSE TO RFI – MOD/2023/0211

This letter has been prepared by Ethos Urban on behalf of Coronation in relation to MOD/2023/0211 for 73 Mary Street, St Peters (known as Precinct 75). The letter responds to the issue of tree removal contained in the RFI issued by Inner West Council by email on 22 December 2023 and should be read in conjunction with the following attachments:

- Architectural Design Statement prepared by Cox (**Attachment A**).
- Landscape Design Statement prepared by Arcadia (**Attachment B**).
- Civil Engineering Statement prepared by AT&L (**Attachment C**).

The RFI indicated that Council did not support the proposed additional removal and replacement of trees on Edith Street and Mary Street. A response to Council's issues is provided below. Contamination was also raised in Council's RFI and a response to those issues is provided separately to this response.

Edith Street Tree Removal

Issue:

Council does not support the proposed removal of additional street trees along the Edith Street footpath (trees 31, 32, 34, 36, 37 and 39).

Response:

- The Main Works DA was lodged proposing the retention of Trees 32, 33 and 34 located along Edith Street in the road reserve based on initial feedback from Council. Refer to **Figure 1**.
- As part of the LEC appeal and final hearing, it was ultimately conditioned that Tree 33 be removed due to excessive lean and damage caused to the footpath, kerb and carriageways (condition 2).
- Condition 56 of the consent also requires that the public domain along all site frontages be upgraded, including footpath paving and kerbs. 56(i) also requires the road surface in Edith and Mary Street to be resealed. The current condition of the Edith Street footpath, kerb and road surface is shown in **Figure 2** to **Figure 6**.
- As shown at **Figure 2, 5 and 6**, the existing asphalt to Edith Street has covered the gutter near trees 31-34. Further, the existing footpath, kerb and road will need to be replaced and regarded to allow for compliant grades to be achieved between the site and the road and to satisfy condition 56.
- Considering the significant footpath works required and the conditioned removal of Tree 33, it is not feasible to retain all trees along Edith Street while completing these works. Refer to the Civil Engineering statement at **Attachment C**.
- Further, Trees 31, 32, 34, 36, 37 and 39 were identified as compromising the streetscape and presenting significant construction difficulties if they were to be retained. In particular:
  - Many of the trees, particularly Trees 32 and 34, have degraded the footpath, kerb, gutter and carriageway due to root encroachment and resulting damage (**Figure 2** to **Figure 6**).
  - The damage has resulted in non-compliant footpaths, trip hazards and impacts to the stormwater infrastructure capacity.
  - The existing footpaths and road will need to undergo substantial rectification works to be regraded for compliance with accessibility standards. These works are likely to impact the existing street trees.
  - Trees 32 and 34 have a lean over Edith Street and present safety concerns to motorists and pedestrians.

- As such, trees 31, 32, 34, 36, 37 and 39 are proposed to removed, in addition to Tree 33 as identified in the LEC Consent. In particular, Tree 32 and Tree 34 will need to be removed to complete the public domain works.
- Replacement tree planting and public domain improvements will be undertaken along the Edith Street frontage. This includes the planting of 10 Evergreen Ash trees (Fraxinus griffithii) along the portion of Edith Street in question. The development consent has approved 9 new street trees further west along Edith Street along with footpath and kerb upgrades, which the proposal seeks to continue down Edith Street. Refer to **Figure 1**.
- The proposed planting of Evergreen Ash trees is considered a superior outcome for Edith Street compared to retention of the existing trees. In particular:
  - Edith Street is characterised by its narrow street typology and footpaths, with a typical verge width of less than 1.8m. The street is too narrow to support the existing trees, which some of the species have heights up to 10-15m and require large planters to accommodate significant root systems.
  - The Evergreen Ash tree is identified in Inner West Council's Sydenham and St Peters Precinct Tree Plan and is appropriate for the locality.
  - The resulting streetscape will be consistent in character, with appropriately scaled trees of comparable age and size, tying into the rest of the development's interface with the street.
  - Smaller pit sizes can be used for the Evergreen Ash tree, which will be more appropriately scaled for the narrow Edith Street footpaths and will minimise potential for future damage/lifting to the footpath.
- The proposal will result in a total of 17 street trees along Edith Street site frontage, compared to the existing 12. This represents and overall increase in the number of street trees, along with a significant greening of the site within its boundaries.

Refer to the Architectural Design Statement (**Attachment A**), Landscape Design Statement (**Attachment B**) and Civil Engineering Statement (**Attachment C**) for further detail.

The proposed streetscape improvements are considered to be consistent with the following objectives and provisions of the Site-Specific DCP (Marrickville DCP Section 9.48, emphasis added):

> Objective 3.1(vi) – *To enhance the existing streetscape along Mary and Edith Street.*
>
> Section 14 Objective O1 – *To ensure the impacts of new development affecting the adjacent public domain within Council's road reserve are addressed with appropriate improvements.*
>
> Provision C13 – *Streetscape design must:*
>
> *i. Enhance the existing characters of Edith Street, Mary Street and Roberts Street.*
>
> *...*
>
> *v. Create a public verge alongside the Edith Street public road reserve and adjacent to new building A in Figure 5 that is wide enough to accommodate street trees and pedestrian footpaths. Refer to Part 13 for required infrastructure works to Edith Street.*
>
> Provision C31 – *The development application must address the impacts on Council's public road reserve resulting from construction stages on the site and from the future operation of the development as follows:*
>
> *...*
>
> *(iii) Provide designs for streetscape improvements to Edith Street including high quality tree lined public verges wide enough to cater for pedestrian movements and driveway access to existing houses.*

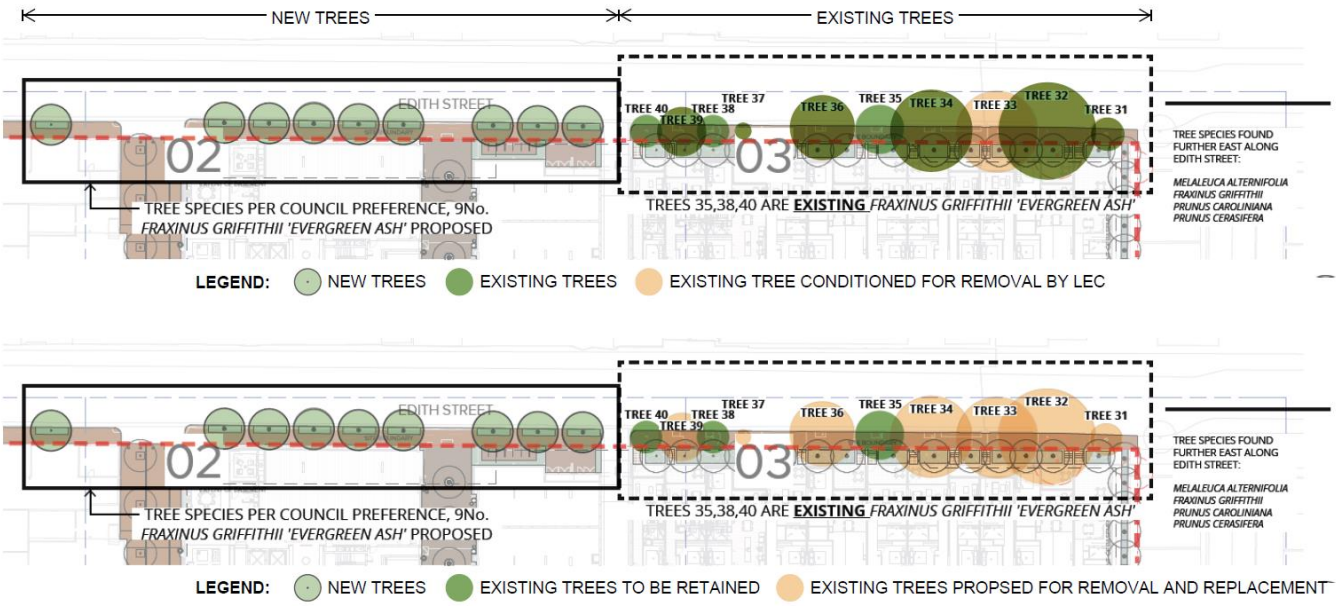

Figure 1 Comparison between approved Edith Street layout (top) and proposed layout (bottom)

Figure 2 Photographs showing raised asphalt surrounding Tree 34 which will require rectification, and kerb approx. 50mm above road surface laid on top of the gutter

Figure 3 Photographs of existing Tree 32 showing poor streetscape and footpath condition

Figure 4 Existing kerb in front of Building 7 which will be replaced

Figure 5 Tree 36 onwards (looking west), showing asphalt covering the gutter which will require regrading for compliance and water ingress

Figure 6 Existing brick paver kerb and asphalt laid over gutter

Mary Street Tree Removal

Issue:

Council does not support the proposed removal of Tree 1A on the Mary Street footpath.

Response:

- The submitted Section 4.56 documentation sought to correct what was thought to be an error in the identification of trees to be removed.
- Tree 1A, located on the Mary Street footpath to the west of Makers Way, was added to the architectural drawings and arborist report and identified for removal to allow for public domain upgrades to take place.
- The tree was added to the documents since it was shown on the Google Streetview imagery (dated 2009). Refer to **Figure 7**.
- However, the current site configuration does not include a tree in this location and has not since 2019 (prior to both Coronation and Home's interest in the site). Refer to **Figure 8**.
- As such, Tree 1A does not exist and its removal is no longer proposed.

Refer to the Architectural Design Statement (**Attachment A**) and Landscape Design Statement (**Attachment B**) for further detail.

Figure 7 Tree 1A Shown in Error on the S4.56 Arborist Report (left) and 2009 Google Imagery (right)

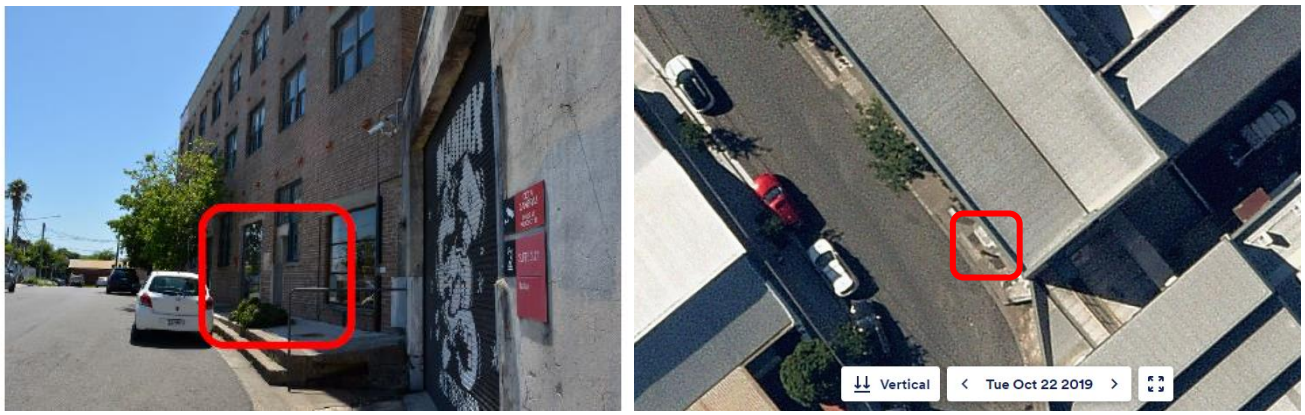

Figure 8 2023 site photograph (left) and 2019 Aerial View showing no Tree 1A

Tree 40b Clarification

A recent site inspection identified that Tree 40b, which is located on Edith Street in front of the proposed substation in Building 7, had been removed. Refer to **Figure 9**. A replacement tree can be provided, however the location may have to be adjusted to facilitate access to the substation.

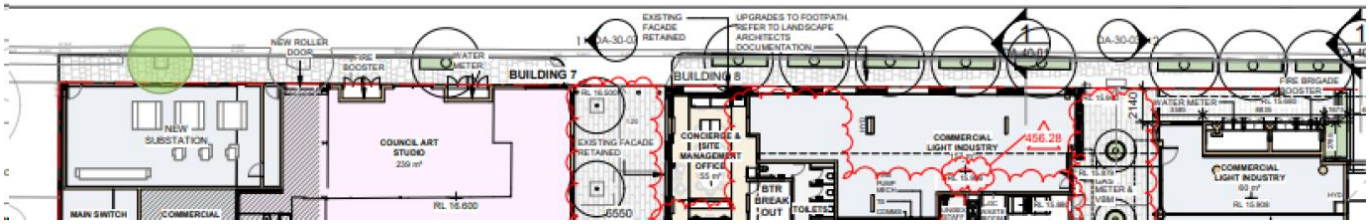

Figure 9 Plan drawing showing Tree 40b in green

Conclusion

On behalf of Coronation, we request that Council and the Sydney Eastern Planning Panel support the proposed Edith Street design to allow for a superior and more consistent streetscape appearance, for the reasons described above.

The proposal will ultimately provide a better overall outcome, as not only new street trees are proposed to align with the approved streetscape further to the west, but it also allows for new kerb and gutter to this location, which is not contemplated or possible with the existing street trees remaining. The development as a whole will also significantly increase the overall canopy coverage within the site.

If you have any questions, please reach out at the below.

Kind regards,

Jacob Dwyer
Principal Planner
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Andrew Duggan
Director – Planning
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1. Mary Street Tree Drafting Error

A drafting error was made on A-DA-21-0G in the S.456 Submission with the addition of tree 1A along Mary Street *(fig. 1)*. This tree was incorrectly documented based on Google Street Imagery captured in 2009 *(fig. 2)* and incorrectly recorded in the arborist report *(fig.1)*. Based on current site photos taken on 16/02/2023 *(fig.3)* and superseded Google Street imagery from 10/2020 *(fig.4)*, a tree no longer existed here. The trees documented in the Approved LEC DA correctly reflect the existing condition with only 2 trees along Mary Street. Hence the civil road widening, and footpath rectification works required for DDA compliance between the proposed share way can occur without any need for tree removal.

Fig. 1

Fig. 2

Fig. 3

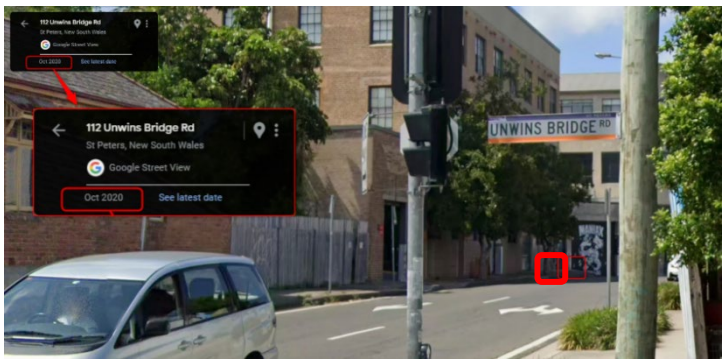

Fig. 4

2. Edith Street Removal Justification

Under the development consent, existing Tree 33 has already been requested to be replaced with *Fraxinus griffithii "Evergreen Ash"*, the predominant street tree along Edith Street. The S.456 proposal to enhance Edith Street's treescape seeks to develop upon this, rectifying key urban design issues. Currently the eclectic mix of species and sizes inconsistently spaced and inappropriate in terms of scale and form, results in a poor street character. The proposal seeks to improve this, replacing 7 key trees (31-34, 36, 37 and 39) with *Fraxinus Griffithii 'Evergreen Ash' (fig. 5/6/7),* resulting in 19 consecutive trees of the same species and maturity to ensure a stronger and consistent streetscape character, as well as better canopy cover.

More importantly, the existing condition of the street trees are having a direct impact on the public domain's accessibility and safety. The rectification of the footpaths will need to be undertaken regardless to ensure compliance with DDA access and falls, which cannot occur sufficiently with the state of the current street trees.

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Joe Agius No. 6491
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Over 50% of the current trees are in fair or poor condition, many of which are causing damage to the footpath, kerb, gutter, and carriageway due to root encroachment *(fig. 7),* ultimately resulting in non-compliant footpaths, trip hazards and impacting the streets stormwater infrastructure capacity. In addition, Tree 34 has been documented as having an excessive tree lean, leading to a potential limb failure that poses a risk to public safety.

The proposed treescape enhancement better addresses the narrow street typology of Edith Street, with more appropriately scaled trees with smaller pits *(fig. 8)*. This will minimise lifting of the footpaths, minimise damage to the kerbside, provide more opportunity for water penetration and maximise safe trafficable pedestrian area to provide an improved urban design outcome.

In summary,

- The proposal seeks to replace 6 additional trees along Edith Street (31-34, 36, 37 and 39).
- Tree 33 has previously been requested to be replaced.
- The existing trees have caused damage to the road kerb and pathway causing it to be unsafe.
- The existing trees are inconsistent.
- Replacing the aforementioned trees along Edith Street will create a safer and improved urban outcome, bettering the entirety of the streetscape.

	Species	**Status**
Tree 31	Blueberry Ash, Elaeocarpus reticulatis	Proposed to be removed
Tree 32	Honey Locust, Gleditsia triacanthos	Proposed to be removed
Tree 33	Silky Oak, Grevillea robusta	Removed under Development Consent Condition 2
Tree 34	Jacaranda, Jacaranda mimosifolia	Proposed to be removed
Tree 35	Evergreen Ash, Fraxinus griffithi	Remain
Tree 36	Jacaranda, Jacaranda mimosifolia	Proposed to be removed
Tree 37	Jacaranda, Jacaranda mimosifolia	Proposed to be removed
Tree 38	Evergreen Ash, Fraxinus griffithi	Remain
Tree 39	Honey Locust, Gleditsia triacanthos	Proposed to be removed
Tree 40	Evergreen Ash, Fraxinus griffithi	Remain

Fig. 5

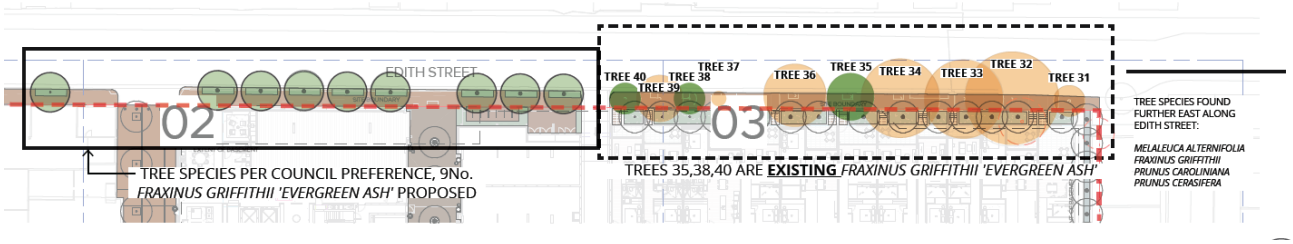

Fig. 6

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Fig. 7 *Left Tree* – Tree 34; *Right Tree* – Tree 32

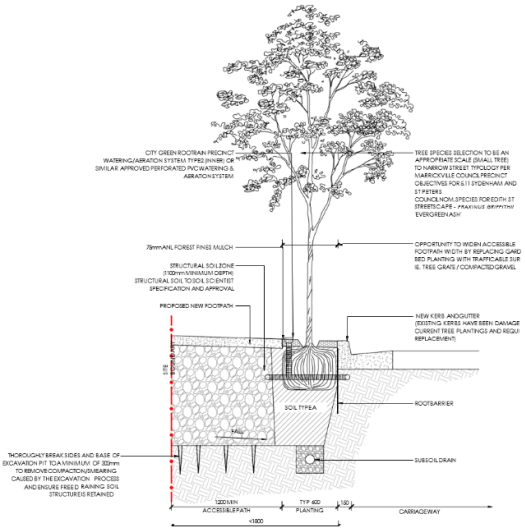

Fig. 8 Proposed Typical Tree Pit Section

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ARCADIA

PRECINCT 75 St Peters

8.02.2024

Precinct 75 Edith Street Tree Revitalization Statement

Edith Street is known for its narrow street typology, with a typical verge width of less than 1800mm, which includes street trees and garden beds. As part of the Precinct 75 development, it is proposed to remove several existing street trees on Edith Street and replace them with a tree species that is more suitable in form and scale to the street typology (a small tree) and in line with the objectives of the Sydenham and St Peters Precinct Tree Plan.

The current trees on Edith Street along Precinct 75, include a mix of Elaeocarpus reticulatis, Gleditsia triacanthos, Grevillea robusta and Jacaranda mimosifolia, with the latter 3 species categorized as medium to large-sized trees with tree heights typical of 10-15 metres, and canopy width of 8-10 metres.

Tree 32 Gleditsia triacanthos and Tree 33 Grevillea robusta, in particular, are oversized for the street, causing damage to existing pavement, kerb and carriageways, while the extent of the garden beds has reduced the accessible footpath width to 880mm at the narrowest point. Furthermore, overgrown plants within the tree garden beds further reduce this accessible footpath width.

As part of the proposal, the newly proposed Edith Street tree species (previously Melia azerdarach as proposed at DA) will be replaced with Fraxinus griffithii "Evergreen Ash," a species that was proposed and agreed upon by Council during a Land and Environment Court hearing. To maintain the residential character introduced by the nine consecutive Fraxinus griffithii "Evergreen Ash" trees, it is proposed to extend and strengthen this design language further along Edith Street.

Overall, this proposal aims to improve the functionality and aesthetics of Edith Street by replacing existing trees that are causing problems (notably damage to kerbs, gutters and footpath pavements, resulting in risks associated with water ingress, potential flooding, and trip hazards) with a species that is more appropriate for the street and better aligned with the objectives of the Sydenham and St Peters Precinct Tree Plan.

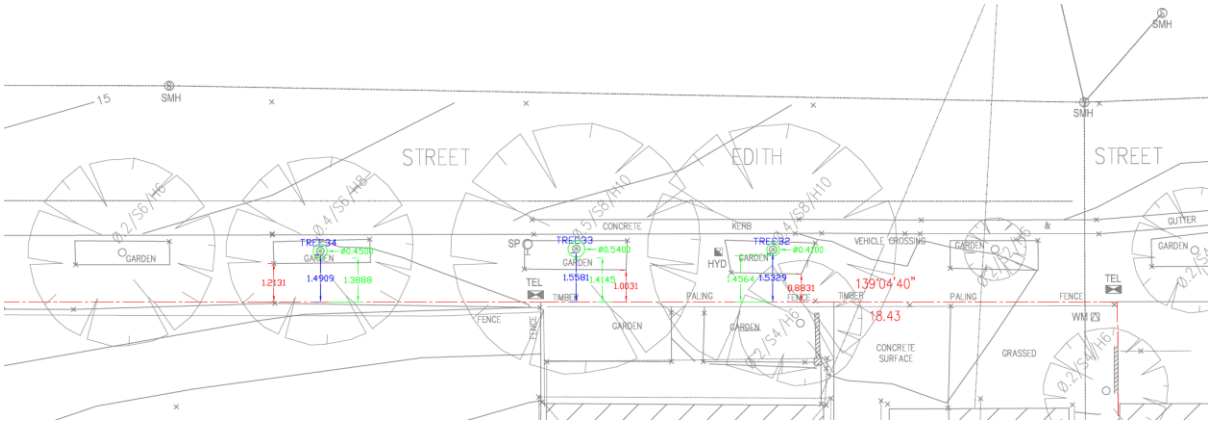
The following pages provides evidence and supporting information for this proposal:
/ Edith Street Existing Conditions: Accessible Footpath Widths
/ Plan of Proposal, including table extract from existing Arboricultural Impact Assessment of relevant trees
/ Proposed Typical Verge Section
https://www.innerwest.nsw.gov.au/live/information-for-residents/trees/treepolicies-and-guidelines

Reference documents:
- Street Tree Master Plan 2014 (Adopted September 2014)

- Marrickville Urban Forest Strategy
- Precinct Plans: 5.11 Sydenham and St Peters

SYDENHAM & ST PETERS PRECINCT OBJECTIVES:
/ To enhance the streetscape with street trees of appropriate scale and form.
/ To respect the established and desirable street tree characters.
/ To reinforce the residential character through a mix of deciduous
and evergreen tree planting that respond to the street typology.
/ To reduce the heavy reliance on Callistemon viminalis (Bottlebrush).
/ To increase the number of street trees and canopy coverage in the precinct.

1. Existing Streetscape and Footpath – below is extract of survey and recent site photos:



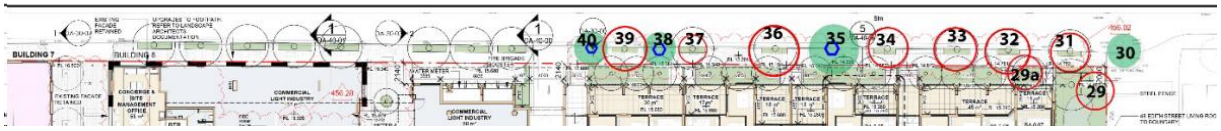

TREE 32 - *GLEDITSIA TRIACANTHOS, 10m H x 12m W*


DAMAGE TO EXISTING STREETSCAPE CAUSED BY TREE 32


TREE 33 - *GREVILLEA ROBUSTA, 15m H x 10m W*


TREE 34 - *JACARANDA MIMOSIFOLIA, 8m H x 10m W*

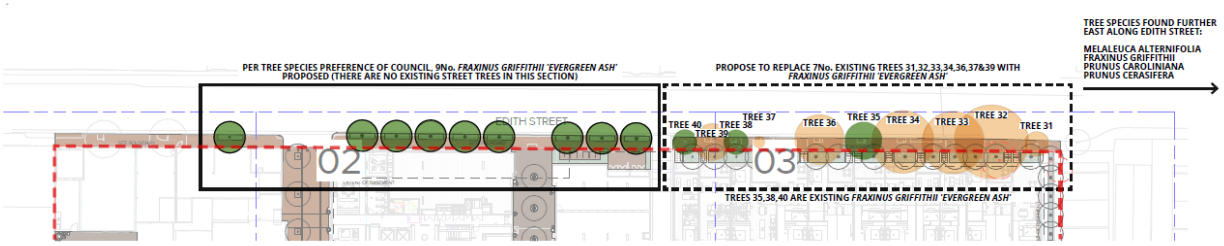
2. Existing Streetscape and Footpath – below is extract of arboricultural report (Street Trees 31, 32, 33, 34, 36, 37 and 39 marked with red outline being proposed for removal)



3. Below is a table to clarify which street trees are proposed to be removed.

	Species	**Status**
Tree 30	Tibouchina, Tibouchina sp.	Remain
Tree 31	Blueberry Ash, Elaeocarpus reticulatis	Proposed to be removed
Tree 32	Honey Locust, Gleditsia triacanthos	Proposed to be removed
Tree 33	Silky Oak, Grevillea robusta	Removed under Development Consent Condition 2
Tree 34	Jacaranda, Jacaranda mimosifolia	Proposed to be removed
Tree 35	Evergreen Ash, Fraxinus griffithi	Remain
Tree 36	Jacaranda, Jacaranda mimosifolia	Proposed to be removed
Tree 37	Jacaranda, Jacaranda mimosifolia	Proposed to be removed
Tree 38	Evergreen Ash, Fraxinus griffithi	Remain
Tree 39	Honey Locust, Gleditsia triacanthos	Proposed to be removed
Tree 40	Evergreen Ash, Fraxinus griffithi	Remain

4. Below is a diagram and table to clarify which street trees are proposed to be removed.



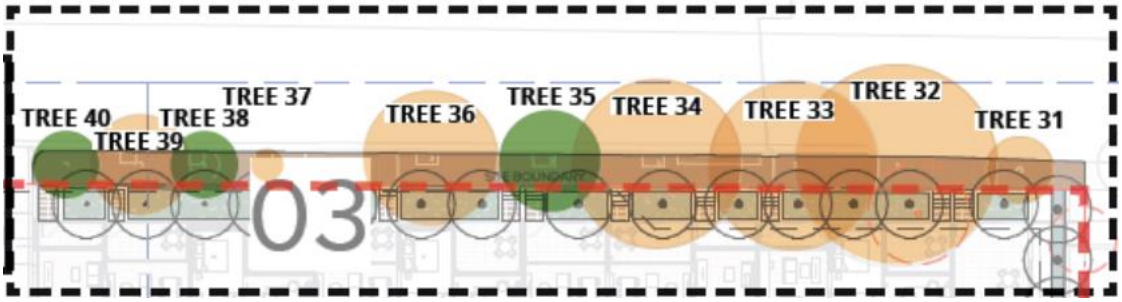
Precinct 75 -Main Works — ATTACHMENT A -Tree Assessment Table — July, 2023

Tree No.	Common Name/ Genus Species	Trunk Diameter (cm)	Height (m)	Canopy Spread Radius (m)	Age Class	Health / Vitality	Structural Condition	Tree Protection Zone (m)	Structural Root Zone (m)	Estimated Life Expectancy (ELE)	Landscape and Environmental Significance	Retention Value	Comments	Works Proposed Within the TPZ	Proposed Action.	
31	Blueberry Ash, *Elaeocarpus reticulatis*	9	5	2	M	G	G	2.0	1.5	Long (80+ yrs)	3	Medium	Street tree.	Landscaping works are proposed within the TPZ.	Retain.	REPLACE
32	Honey Locust, *Gleditsia triacanthos*	41	10	6	M	G	G	4.9	3.3	Long (80+ yrs)	2	High	Street tree.	Basement level excavation is proposed within the Tree Protection Zone.	Retain.	REPLACE
33	Silky Oak, *Grevillea robusta*	54	15	5	M	G	G	6.5	2.6	Medium (10-30 yrs)	2	High	Street tree.	Basement level excavation is proposed within the Tree Protection Zone.	Retain.	REPLACE
34	Jacaranda, *Jacaranda mimosifolia*	45	8	5	M	G	G	5.4	2.4	Long (30+ yrs)	2	High	Street tree. Old trunk wound from previous stem failure.	Basement level excavation is proposed within the Tree Protection Zone.	Retain.	REPLACE
35	Evergreen Ash, *Fraxinus griffithii*	22	5	3	M	G	G	2.6	1.7	Medium (10-30 yrs)	3	Medium	Street tree.	Basement level excavation is proposed within the TPZ.	Retain.	
36	Jacaranda, *Jacaranda mimosifolia*	26	6	4	M	F	G	3.1	1.9	Long (80+ yrs)	3	Medium	Street tree.	Basement level excavation is proposed within the TPZ.	Retain.	REPLACE
37	Jacaranda, *Jacaranda mimosifolia*	6	2	1	DM	F	G	2.0	1.5	Long (30+ yrs)	3	Medium	Street tree.	Basement level excavation is proposed within the TPZ.	Retain.	REPLACE
38	Evergreen Ash, *Fraxinus griffithii*	7, 7, 5, 5	3	3	M	G	G	2.0	1.5	Medium (10-30 yrs)	3	Medium	Street tree.	Basement level excavation is proposed within the TPZ.	Retain.	
39	Honey Locust, *Gleditsia triacanthos*	8	4	3	M	G	G	2.0	1.5	Long (80+ yrs)	3	Medium	Street tree.	Basement level excavation is proposed within the TPZ.	Retain.	REPLACE
40	Evergreen Ash, *Fraxinus griffithii*	8, 8, 7, 7	4	2	M	G	G	2.0	1.5	Medium (10-30 yrs)	3	Medium	Street tree.	Basement level excavation is proposed within the TPZ.	Retain.	

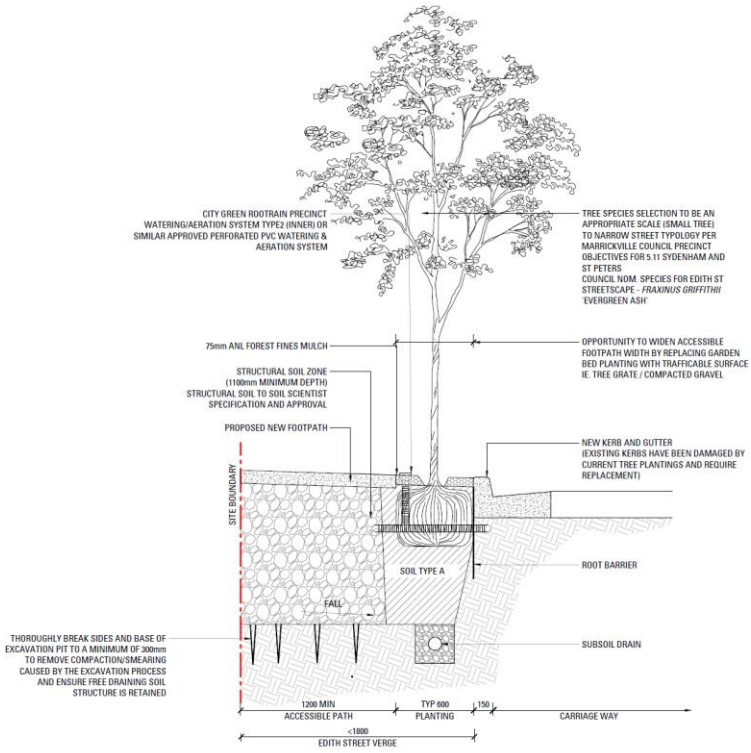
Propose to replace 7No. existing trees 31,32,33,34,36,37&39 with FRAXINUS GRIFFITHII 'EVERGREEN ASH'

This will result in 19No. consecutive FRAXINUS GRIFFITHII **species trees along Edith Street frontage.**

5. Below is a diagram and site images along Edith Street (Trees 31, 32, 33, 34, 36, 37 and 39 shaded in orange to be removed).

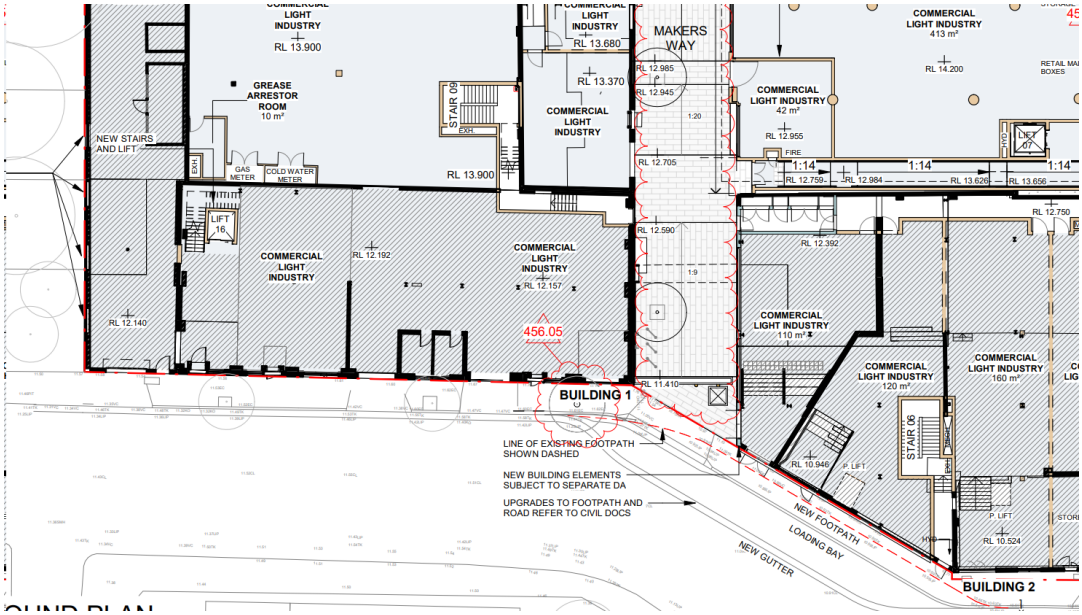


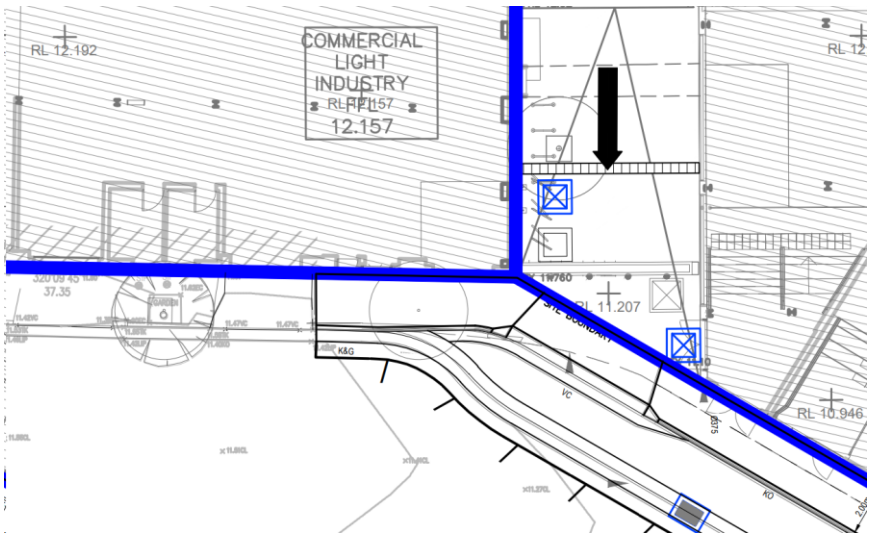
6. Edith Street Trees - Proposed Typical Verge Section that illustrates Australian Standard Compliant Street Tree and Street Tree Pit Design to ensure long term viability and max. mature growth of the street tree without affecting the Stormwater Infrastructure.



Mary Street:

A drafting error on S4.56 document *A-DA-21-0G* incorrectly documented Tree 1A based on Google Street imagery captured in 2009, however current Google Street imagery and a recent site inspection have found that the tree is no longer there and has been replaced by a shrub. The trees documented in the Approved LEC DA correctly reflect the existing condition and hence civil road widening and footpath rectification works required for DDA compliance can occur as proposed.





Kind Regards,

Chris Tidswell
Director
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08 February 2024

CORONATION
Level 2, 66 Wentworth Avenue
Surry Hills NSW 2010

Your Ref: Precinct 75
Our Ref: LTR-001-2451-01-Edith Street Trees

Attention: PETER PEREIRA
Email: p.pereira@coronation.com.au

RE: PRECINCT 75, ST PETERS – EXISTING TREES EDITH STREET (WESTERN VERGE)

Based upon site a visit undertaken on the 6th February which investigated the existing condition of the public domain on the Western Verge of Edith Street and the proposed public domain works required under DA condition 103 'Public Domain Works' DA/2021/0800. It is AT&&L's recommendation that the existing trees (31, 32, 33, 34, 36, 37 and 39) within the Figure 1 works extents be taken up and removed (subject to confirmation from council and Landscape Architect).

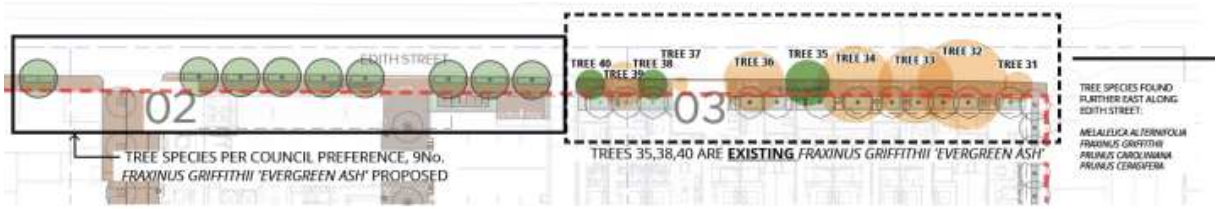


Figure 1: Edith Street 'Western Verge works'

The existing trees have created substantial maintenance issues within the public domain including but not limited to (refer to Figure 2):

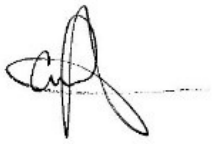
- Misaligned stormwater kerb outlets
- Misaligned kerbs due to tree roots
- Footpath segments lifting

As there are substantial trees proposed to be installed as part of the above-mentioned DA in order to ensure a high-quality public domain at the completion of the project it is AT&L's recommendation that the trees are replaced as part of the works (subject to approval).

Figure 2: Existing Tree Edith Street

Should you have any questions, please don't hesitate to contact the undersigned.

Yours sincerely,



Glen James
Associate Director- Senior Civil Engineer MIEAust

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