

Response to letter submitted by Ethos Urban dated 10 July 2020

Condition 2.A.iv)

Car space 1 is on basement 1 is not capable of complying with relevant Australian Standards and as this parking space relates to the Tavern's visitor parking, it is not required pursuant to the Sutherland Shire Development Control Plan 2015. Retention of this condition is sought.

Condition 8

Council is in the process of obtaining legal advice as requested. A formal response will be provided as soon as practicable.

Condition 14.A.ii

Re-wording of this condition is agreed to as it already allows a choice in adaptable parking bays complying with the specified dimensions or AS2890.6.

Condition 20.i

Retention of this condition is sought as the swept path required for a HRV sized truck marginally encroaches onto No. 42-50 Station Street. It is noted that modifications have been made to the ground floor plan since the swept paths have been undertaken. Specifically, the inclusion of the fire stairs to the eastern side of the lift (L03) on the ground floor plan will see the extension of this swept path beyond what has been shown in the plans referred to in Ethos Urban's letter dated 10 July 2020. Therefore, an easement is necessary.

Condition 21.A.i

Retention of this condition is sought as it is unclear what motives are behind this change to the condition. In strictly applying the parking controls within the Sutherland Shire Development Control Plan 2015, this parking is not required and causes a non-compliance with the floor space ratio (FSR) control. It is reasonable to expect that the use of these car spaces are continually available on an unrestricted basis and free of charge.

Condition 22 A ii)

Elaeocarpus reticulatus (Blueberry Ash) are described in most publications as either a large shrub or a small tree (generally a maximum of 5 metres in height). A taller sized planting will reduce the scale of this otherwise featureless wall.

Council's Landscape Architect has requested Syncarpia glomulifera - Turpentine for its narrow upright form to reduce the scale of this face of the building. Council's Landscape Architect has never seen a local specimen reach a 15 metre spread and can advise that they stay narrow especially when growing in a stand of trees, or, in the shadows of buildings, as will be the case in this situation. As shown in the CSIRO's Forest Trees of Australia (**Appendix A**), they are generally four times taller than they are wide. The species is generally accepted to be one of the strongest timbers available, rarely drops branches because of this and its resistance to stem borer attack (making them a very safe tree to plant).

The choice of this species is not arbitrary in nature. It is listed in the Sutherland Shire Development Control Plan 2015 as one of the tree species that should be used on developments within the B3 Commercial Core – Engadine zone as can be seen in the extract below:

3. Landscape Strategy

The Engadine Centre is located at the very top of a long ridge, with the land falling to the east, north and west. This gives the centre prominence within the landscape and also provides visual connections to the Royal National Park to the east and the Woronora Valley to the north and west. Pleasant views to the City are also available to the north for multi-storey development.

The centre is characterised by significant indigenous canopy trees. The trees visually pull the surround bushland into the centre. Not only does this build on the legacy of remanent trees and extend local habitat, it helps create a unique sense of place for Engadine. Prior to urbanisation, Engadine would have comprised a diverse ecological community known as Woronora Sandstone Exposed Bloodwood – West.

Appropriate local species are:

Woronora Sandstone Exposed Bloodwood - West

Syncarpia glomulifera (Turpentine)

Eucalyptus pilularis (Blackbutt)

Angophora costata (Smooth Bark Apple)

Corymbia gummifera (Red Bloodwood)

Banksia serrata (Old Man Banksia)

In re-assessing landscaping in this portion of the site, it is recommended that this condition be expanded as follows:

“Randomly replace three of the line of *Eleaocarpus reticulatus* trees on the south side of the eastern town (Building ‘B’) with *Syncarpia glomulifera* – turpentine. Prior to any planting along the southern side of Building ‘B’ (where it aligns the boundary shared with No. 7 Preston Ave), a root barrier to a depth of 600mm is to be installed to restrict the spread of roots.”

This will limit the spread of tree roots into No. 7 Preston Ave which may hinder the redevelopment potential of this adjoining property.

Condition 22 A. v)

In reference to the Landscape Plan, the symbol "12" used in this location states that there will be a mound associated with the palm planting and the footpath like that on the northern side of the park. The Landscape Plan's Cross Section A-A (Landscape Plan - L05) shows that this is not the case. If it remains flat, there is no need to relocate the pathway. The pathway could stay in this location, however, Council's Landscape Architect is concerned that if palms are planted in this area without mounding, that the depth will be minimal for future growth and stability (450mm). Council's Landscape Architect accepts deletion of this condition however, some minor increase in the depth of soil (250mm) should be required around these specific palm plantings and recommends the following replacement condition:

“Low mounding to a height of 250mm above the proposed footpath level is required. This will provide greater planting depth to the area where the palms are to be planted on the western side of the path which aligns the eastern side of Building A.”

Condition 22 A. viii)

A 3m landscape setback is required for residential flat buildings within the R4 High Density Residential zone. Whilst the site is zoned B3 Commercial Core, redevelopment of the site is a residential flat building. In considering the context of the site, adjoining properties southwards along Preston Avenue contain residential flat buildings and have a R4 High Density Residential zone.

It could be argued that providing residential accommodation at the ground level within the B3 Commercial Core zone where typically commercial uses are provided, heightens the need for suitable landscape screening between the public and private uses that intersect strongly in this location. As these courtyards are the closest to the Engadine CBD (shops, restaurants and pub) it is imperative to provide a screen of maximum width and density to provide the necessary privacy in this location. Provision of a 2m landscape setback will not be capable of achieving adequate screening and privacy to future occupants. Retention of this condition is sought.

Turpentine

Red turpentine
Luster (of the timber only)

Syncarpia glomulifera (Smith) Niedenzu
syn. *S. laurifolia* Ten.
family Myrtaceae

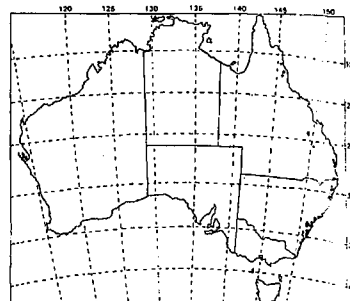
Syncarpia glomulifera is a large tree, usually 40–45 m tall and 1–1.3 m in diameter, but attaining 55 m in height and over 1.5 m in diameter on optimum sites. The largest tree in New South Wales is 60 m tall and 1.66 m in diameter. The trunk is straight, of good form, with little taper and up to two-thirds of the tree height. Open growing trees tend to coppice along the stem producing trees with long, narrow crowns.

Turpentine occurs along the eastern coast of Australia from near Batemans Bay, New South Wales, to near Atherton in northern Queensland. The main distribution is between Batemans Bay and Gympie with disjunct isolated stands occurring farther north on the Blackdown and Consuelo Tablelands, in the Tinnaroo area near Atherton and on the Windsor Tableland. The range of latitude is about 16–36°S and that of altitude from near sea level to less than 300 m in southern New South Wales and to about 900 m in northern Queensland. The distribution is in the warm humid to warm sub-humid climatic zone in the south and the hot humid, winter-dry, climatic zone in the north. The mean maximum temperature of the hottest month is about 26–30°C and the mean minimum of the coldest month is 5–10°C. About 5–20 frosts are experienced at the highest elevations and the mean annual rainfall is 1000–2000 mm.

This species shows best development in valleys, on flats and in basins in locations varying from coastal lowlands to mountains and tablelands. Whilst it may also occur on ridges and other exposed situations it does not develop good form in such localities. It prefers deep, fertile soils but grows on a wide range, including moderately poor soils derived from sandstone parent materials such as in the Sydney region, New South Wales.

Turpentine is most common in mixtures forming a transition between pure rainforest and pure eucalypt forest. Under these conditions it may be associated with flooded gum (*Eucalyptus grandis*), tallowwood (*E. microcorys*) and brush box (*Tristania conferta*), as well as various rainforest species. It is also fairly common in eucalypt forests in association with spotted gum (*E. maculata*) and blackbutt (*E. pilularis*).

Related species: *Syncarpia glomulifera* belongs to the family Myrtaceae and is closely related to *Eucalyptus*, but it is unlikely



to be mistaken for a eucalypt in the field. There are few other species of the genus in Australia; the most notable is satinay (*S. hillii*), also known as Fraser Island turpentine, whilst ironwood box (*Charicarpia subargentea* syn. *Syncarpia subargentea*) is a Queensland rainforest species with more or less free individual fruits.

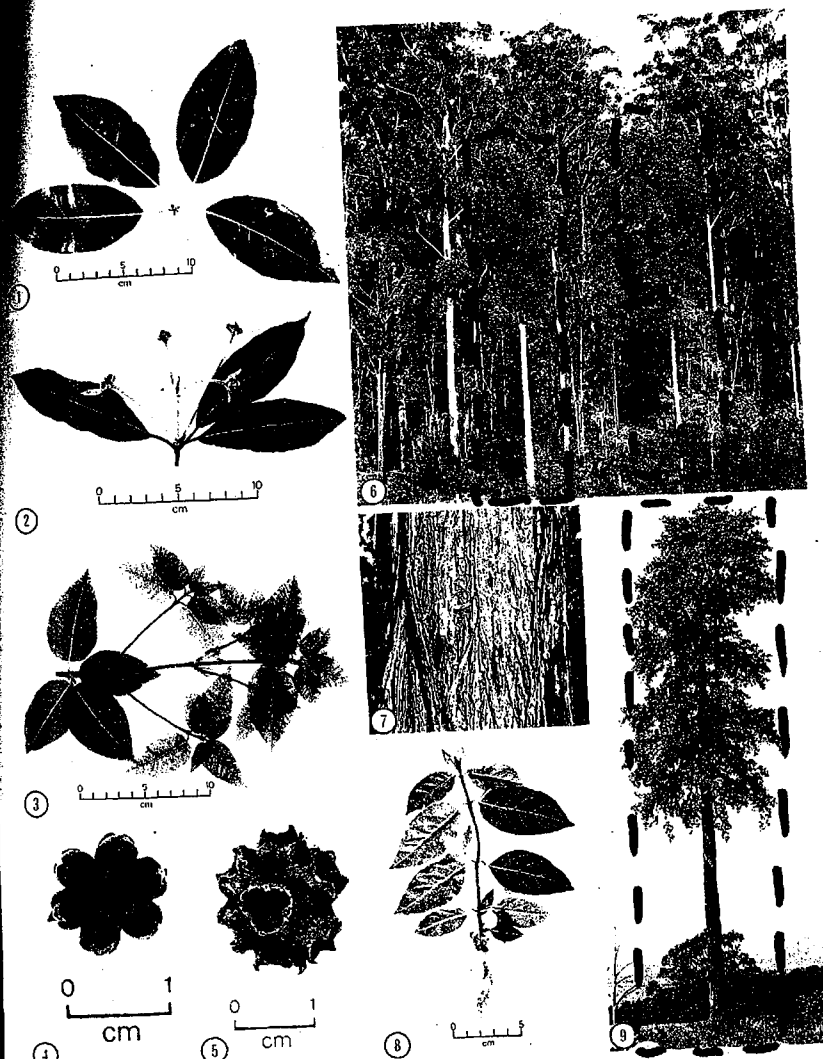
Type: Port Jackson, New South Wales, D. Burton.

Published: Basionym *Metrosideros glomulifera* Smith, *Trans. Linn. Soc. London* 3, 269 (1797).
Syncarpia glomulifera Niedenzu, *Engl. et Prant. Nat. Pflanzensfam.* iii, 7 (1893).

Names: Botanical—*Syncarpia*, from the Greek *syn* (with, together), plus *carpos* (fruit), alluding to an aggregated fruit with united carpels; *glomulifera*, from the Latin *glomus* (ball), plus *fer* (to carry), referring to a compact cluster of floral parts. Common—because of the resinous exudation which flows from between the bark and the wood; this is an unfortunate name as it suggests similarity in flammability or smell to true turpentine (from certain *Pinus* spp.), neither of which is correct.

Bark: Persistent over the trunk and branches, thick, fibrous and stringy with deep longitudinal furrows, brown or reddish in colour.

Leaves: Seedling—opposite, shortly petiolate, elliptical, 3–6.5 × 0.8–2 cm, with fine hair on the undersurface and on the young stems. Seedlings produce lignotubers. Adult—opposite pairs, grouped in fours to appear as whorls; petioles to 0.7–1.3 cm long; ovate or broadly elliptical, 7–10 × 2.5–4.5 cm, dark dull green above, covered with white or pale brown finely matted hairs beneath (a glabrous form is found near Sydney). The leaves are thick and stiff with leaf edges tending to be recurved. The spring foliage is very hairy being covered in long simple hairs and shorter crisped hairs. Resting buds consist of several pairs of linear bracts up to 2.5 × 0.5 cm. Twigs exude a clear reddish liquid when cut.



Syncarpia glomulifera 1. Whorl of four adult leaves 2. Four inflorescences 3. Leaves from sapling 4. Buds of an inflorescence 5. Fruits fused together 6. Two turpentine trees in foreground with blackbutt (*Eucalyptus pilularis*) in background, near Nambucca Heads, N.S.W. 7. Bark 8. Seedling 9. Isolated tree on farmland, near Nowra, N.S.W.