

Rob Turchini
LOFTEX
L18, 141 Walker St
North Sydney NSW 20160
Sent via email: lotti@cityplan.com.au

Ref No: 17SYD 8196

28 March 2019

Dear Rob

Re: Assessment of potential overshadowing of heritage gardens at 337 – 347 New South Head Road, Double Bay.

LOFTEX has contracted Eco Logical Australia (ELA) to undertake an assessment of the impact to the heritage listed gardens at Overthorpe (337 – 347 New South Head Road, Double Bay) of potential overshadowing. This limited overshadowing is a potential impact of the proposed development to the north of these gardens at 2-10 Bay Street and 294 – 298 New South Head Road, Double Bay.

ELA senior ecologist, Toni Frecker and ELA arborist, Elizabeth Hannon, surveyed these gardens on 29th August 2017, with consideration of the shadow diagrams prepared by Tzannes Associates. Literature reviewed prior to attending the site survey included

- Aborigicultural Impact Assessment Report – Proposed Mixed-Use Development 2 -10 Bay Street and 294 – 298 New South Head Road, Double Bay. (Andrew Morton, 2017)
- Overthorpe - Full LEP listing (OEH 2004)
- Register of Significant Trees (Woollahra Council).

The development plans have been amended since the survey of the gardens, with new shadow diagrams generated. The level of overshadowing is now less than that produced by the proposed development as given at the time of survey. Updated shadow diagrams are provided in Figure 1.

A description of the gardens including both the overstorey, mid storey and groundcover species is provided in Morton (2017).

The canopy present, within areas indicated in the shadow diagrams as potentially being impacted by the proposed development, includes *Phoenix Canariensis* (Canary Island Date Palm) and *Cinnamomum camphora* (Camphor Laurel). The assessment provided in Morton (2017) states that the groundcover species present are very shade tolerant and this was confirmed during the site survey undertaken by ELA.

The potential overshadowing is unlikely to have an impact on the present gardens in the area indicated in the shadow diagrams, as all groundcover species are shade tolerant, and are currently shaded by the present canopy species for extended periods. The canopy species which may be potentially impacted by increased shading to the soil surface during the mid-year period are mature and unlikely to have reduced vigour due to this very small change in sunlight. As the present tree canopy within Overthorpe Gardens creates the current micro-

climate and additional overshadowing from the proposed development is very limited in both amount and time, the current micro-climate within the gardens will not be impacted by the proposed development.

No weed species were recorded during the ELA site inspection, and the gardens are well maintained, such that overshadowing is unlikely to increase weed invasion or infestations in the gardens.

Please contact me if you have any questions regarding this assessment.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Toni Frecker'.

Toni Frecker

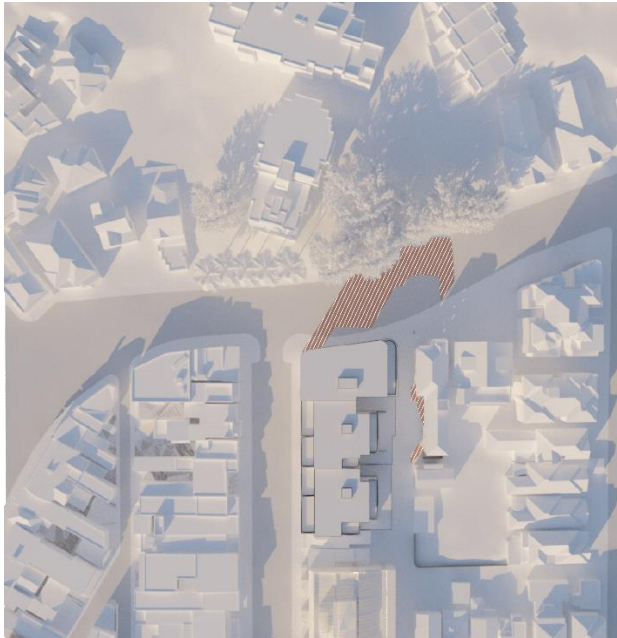
Senior Ecologist

References

Morton A. 2017. *Aboriginal Impact Assessment Report – Proposed Mixed-Use Development 2 -10 Bay Street and 294 – 298 New South Head Road, Double Bay* Earthscapes Horticultural Services Berowra

Office of environment and Heritage 2004. *Overthorpe - Full LEP listing* available at <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2711282>

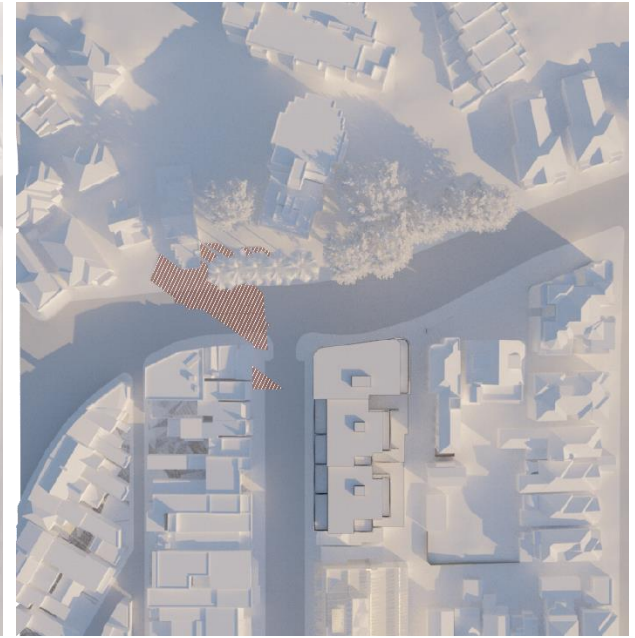
Woollahra Municipal Council 1991. *Register of Significant Trees Volume 2 of 4 Significant Trees under Private Ownership* prepared by Landarc Landscape Architects Rose Bay



Winter Equinox 9am



Winter Equinox 1.30pm



Winter Equinox 3pm

Figure 1: Shadow diagrams (Tzannes Associates)