

ADDENDUM

ADD PGS 06/23 Rev A.

Pyco At Greenslopes 27 Waine Street FRESHWATER

11th July, 2023

Introduction & Overview

- I. This Addendum is for an Arborist Impact Assessment (AIA – PGS 05/22)), dated 16th May 2022.
- II. This Addendum was commissioned by Pyco at Greenslopes , to further recommend the removal of T8, as per the initial recommendations of the AIA, and review design amendments to satisfy the retention of T3.
- III. The Arborist still stands by the initial recommendation that T8 be removed with the following stated in the AIA;
“Site tree, previously topped. Retrenching tree due to age. Several pockets of decay observed within the basal and buttressed. Overall poor condition with low vitality”.
“For T8, this tree is ageing, and technically “retrenching” , whereby it naturally loses its branches of poor vitality, and is not a suitable candidate for long term retention”
- IV. The Arborist reiterates in this Addendum that that trees condition has **not** improved and it continues to drop branches. There is no negation that this species is significant in Sydney, but this specimen itself does not have a high retention value , and in the case where the site is being redeveloped, is not a suitable tree for retention.
- V. The Arborist does acknowledge that declining/dead trees do have ecological value but notes that the street trees in this case aptly compensate for the loss of this tree with respect to ecological contribution, and given the newly built form, the landscape

The Arborist does not impose any design changes to the basement or the building to accommodate this tree, and T8 should be removed.

VII. The initial AIA highlighted that the incursion for T3 (Bottle brush) was considered major for the basement footprint. The revised plans (Fuse Architects, DA101, Rev P2, 12.08.2022) suggest that the basement incursion is now tabled at 9.91% in accordance with AS4970; 2009, and the grounds of the TPZ *outside* the basement cut, will be unmodified and the tree can be retained. This is an acceptable degree of incursion..



VIII. The Arborist also notes that there is a Stormwater Plans (ACOR Consultants, Project CC220258, Dwg C2, Issue B, 30.06.2023) show a pipe proposed within the TPZ, but at

a distance outside the SRZ, and this can be managed by hydro excavation or hand digging methods under the supervision of a Project Arborist.

- IX. The Arborist also reviewed the Landscape Concept Plan (Taylor Brammer, LDA 00 , Project 22-090W , 29.06.2023) , and is satisfied that the planting choices, sizes , locations , and overall theme is well suited to the site and locale.
- X. All Tree Protection Measures, as stated in the initial AIA, must be adhered to, for all trees to be retained , both on site and on the street verge.

Yours Faithfully,



Sam Allouche

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