



FILED ON

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01 July 2022

Sun Property Group Pty Ltd
Suite 39.02, Level 39
100 Miller Street
NORTH SYDNEY NSW 2060

Attention: Cameron Johnson

**RE: Arboricultural Comment on Amended s4.55 Plans in Relation to LEC approved development:
307 Sydney Road and 12 Boyle Street, Balgowlah (LEC Proceedings #2020/000539946)
(DA2019/0081)**

Ref: 2517s4.55ApplicationRevB

1. Background

- 1.1 This Arboricultural Comment has been prepared for Applicant, Sun Property Northbridge Pty Ltd in relation to *Amended Architectural Plans* dated 22.06.2022. These Architecturals vary those approved in Determination dated 26 October, 2021 of *LEC Proceedings #2020/000539946*.
- 1.2 This Arboricultural Comment updates the Arboricultural Comment dated 19 May, 2021 which was listed in the Determination.
- 1.3 The aim of this Arboricultural Comment is to review the *Amended Architectural Plans Rev P8* dated 22.06.2022 and to determine if there are any changes to the tree impacts compared with the LEC approved scheme.
- 1.4 Tree Wise Men® Australia Pty Ltd has provided the following documents for this project:
 - Arboricultural Impact Assessment (Ref: 2517AIA) dated March, 2018.
 - Addendum Letter (to March 2018 AIA) dated 28 January, 2019.
 - Arboricultural Comment (on Amended Plans dated 12.5.2021) dated 19 May, 2021.
- 1.5 The following Plans are current and relied upon for this Arboricultural Comment:
 - *Architecturals, Project #1886 Rev P8* dated 22.06.2022 prepared by Architecturals Project.

2. Tree Impacts - Revised s4.55 Layout

- 2.1 There are no changes to the trees to be removed, retained or transplanted from that Approved. There are no changes to the impacts on retained trees arising from the s4.55 Architecturals.
- 2.2 The following trees are to be **retained**: Trees 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 17, 23 and Tree 24.
- 2.3 Tree 16 (Canary Island Date Palm, *Phoenix canariensis*) is to be **transplanted off-site**. Tree 21 (Tree Aloe, *Aloidendron barberae*) is to be transplanted **on-site**.
- 2.4 The following trees are to be **removed**: Trees 3, 12, 13, 14, 15, 18, 19, 20 and Tree 22.



- 2.5 The *Upper Ground Floor Plan DA-202/P8* is enclosed at Attachment A. Tree 24 is the Australian Red Cedar located on the Boyle Street verge. The final location for transplanted Tree 21 is not indicated. Refer to the Landscape Plan by Taylor Brammer.
- 2.6 Refer to the s4.55 Tree Schedule (Attachment B) for further detail of trees to be retained, transplanted or removed in relation to the current Plans.

3. Recommendations

- 3.1 A Tree Management Plan (TMP) should be prepared for Construction Certificate documentation to provide site-specific, tree protection recommendations for the construction period.
- 3.2 A detailed set of Tree Protection Conditions should be provided by Council to ensure concise tree protection measures are detailed and Project Arborist Certification is provided at key stages of the construction.
- 3.3 A Transplant Feasibility Statement is to be prepared for Trees 16 and 21 as per Consent Condition 24.

Kind Regards,



Peter Castor

DIRECTOR

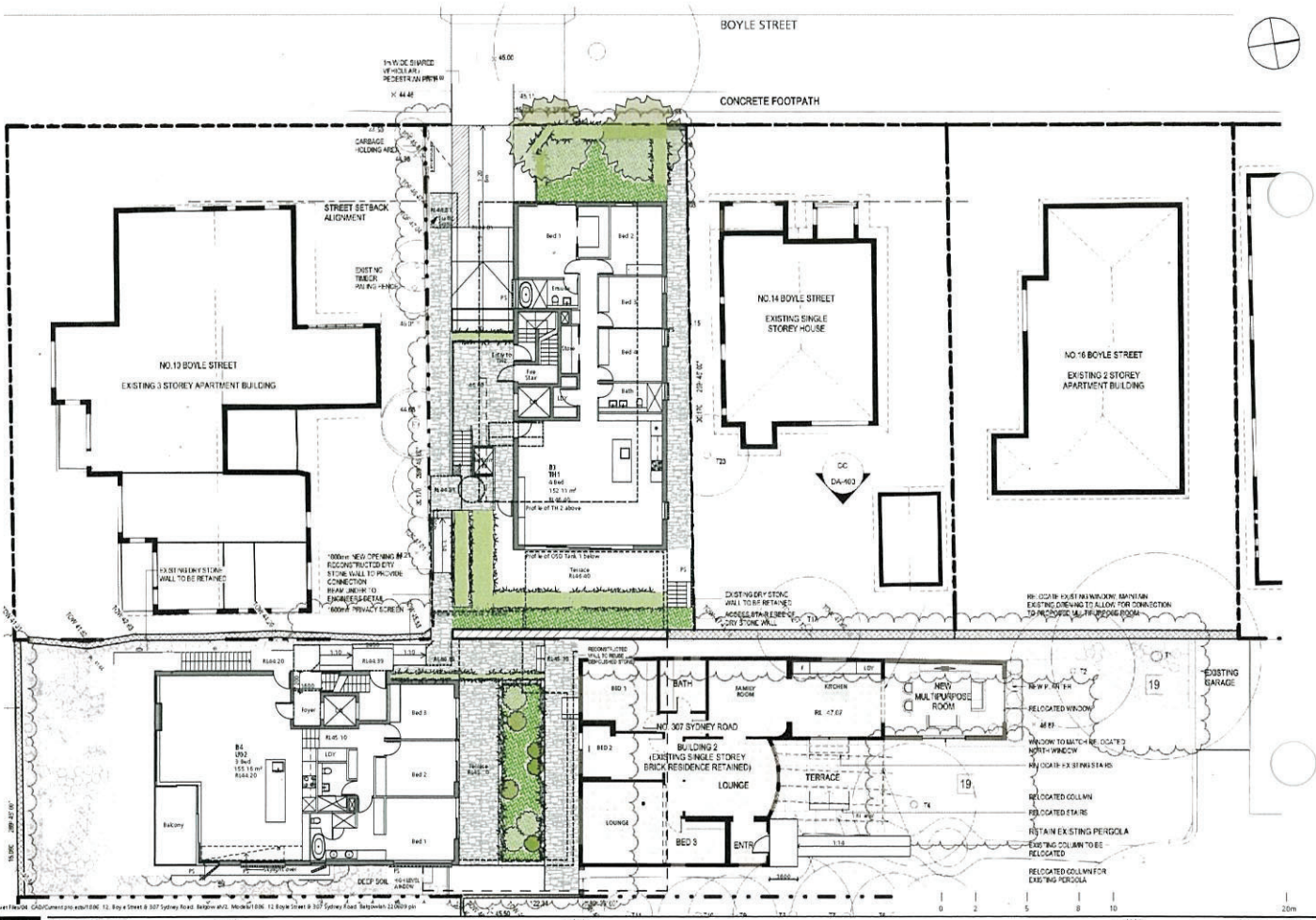
BSc (For.)

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

Attachment A: *Upper Ground Floor Plan DA-202/P8* by Architectural Projects

Attachment B: s4.55 Tree Schedule

**Attachment A: *Upper Ground Floor Plan DA-202/P8* by
Architectural Projects**



Architectural Projects
 12 Boyle Street & 307 Sydney Road, Balgowlah

12 Boyle Street & 307 Sydney Road, Balgowlah

Upper Ground Floor Plan

1:200

PRELIMINARY PRE DA 22/6/22

1886 DA-202 P8

Attachment B: s4.55 Tree Schedule

TREE No.	COMMON NAME/ GENUS SPECIES	DBH (m)	HEIGHT (m)	CANOPY RADIUS (m)	AGE CLASS	VIGOUR	CONDITION	SRZ RADIUS (m)	TPZ RADIUS (m)	ULE	@SIG RATING	@RETENTION INDEX	RECOMMENDATION	COMMENTS
1	Himalayan Cedar, <i>Cedrus deodora</i>	0.5	6	7	M	G	G	2.6	6.0	M	3	B	R+	Retain. Located within 1m of masonry wall to W and 2m to masonry Garage to N. Root restriction possible. Minor crown lifting required to allow for construction and proposed landscape. Proposed driveway to be constructed at or above existing grade.
2	Launustinus, <i>Viburnum tinus</i>	0.3 @g	4	4	M	G	G	2.0	3.6	M	4	C	R+	Retain. To be retained within proposed lawn at FFL 47.00 which matches existing. MDCP Exempt (<5m tall)
3	Sasanqua Camellia, <i>Camellia sasanqua</i>	0.4 @g	4	3	M	G	G	2.3	4.8	M	4	C	Rm	Remove. Within Bldg. 2 footprint. MDCP Exempt (<5m tall)
4	Sasanqua Camellia, <i>Camellia sasanqua</i>	0.3 @g	3	2	M	G	G	2.0	3.6	M	4	C	R+	Retain. To be retained within proposed lawn which matches existing at FFL 46.60 MDCP Exempt (<5m tall)
5	Cripps' False Cypress, <i>Chamaecyparis obtusa</i> 'Crippsii'	0.3 @g	4	3	M	G	G	2.0	3.6	M	4	C	R+	Retain. Located at #305 Sydney Road. MDCP Exempt (<5m tall). Crown pruning (lifting) may be required over proposed garden. 150mmØ SAW within SRZ is to be hand dug.
6	Cripps' False Cypress, <i>Chamaecyparis obtusa</i> 'Crippsii'	0.3 @g	4	3	M	G	G	2.0	3.6	M	4	C	R+	Retain. Located at #305 Sydney Road. MDCP Exempt (<5m tall). Crown pruning (lifting) may be required. 150mmØ SAW within SRZ is to be hand dug.
7	Cripps' False Cypress, <i>Chamaecyparis obtusa</i> 'Crippsii'	0.3 @g	4	3	M	G	G	2.0	3.6	M	4	C	R+	Retain. Located at #305 Sydney Road. Previously topped at 4m. MDCP Exempt (<5m tall). Crown pruning (lifting) may be required. 150mmØ SAW within SRZ is to be hand dug.
8	Cripps' False Cypress, <i>Chamaecyparis obtusa</i> 'Crippsii'	0.3 @g	4	3	M	G	G	2.0	3.6	M	4	C	R+	Retain. Located at #305 Sydney Road. Previously topped at 4m. MDCP Exempt (<5m tall). Crown pruning (lifting) may be required. 150mmØ SAW within SRZ is to be hand dug.

TREE No.	COMMON NAME/ GENUS SPECIES	DBH (m)	HEIGHT (m)	CANOPY RADIUS (m)	AGE CLASS	VIGOUR	CONDITION	SRZ RADIUS (m)	TPZ RADIUS (m)	ULE	@SIG RATING	@RETENTION INDEX	RECOMMENDATION	COMMENTS
9	Cripps' False Cypress, <i>Chamaecyparis obtusa</i> 'Crippsi'	0.3 @g	5	3	M	G	G	2.0	3.6	M	4	C	R+	Retain. Located at #305 Sydney Road. Previously topped at 4m. Crown pruning (lifting) may be required. 225mm SW within SRZ is to be hand dug.
10	Sasanqua Camellia, <i>Camellia sasanqua</i>	0.4 @g	4	3	M	G	G	2.3	4.8	M	4	C	R+	Retain. Located at #305 Sydney Road. Previously topped at 2m. MDCP Exempt (<5m tall). Crown pruning may be required. 225mmØ S/W within SRZ to be hand dug.
11	Japanese Camellia, <i>Camellia japonica</i>	0.2 @g	2	1	SM	F	G	1.7	2.4	M	4	C	R+	Retain. Located at #305 Sydney Road. MDCP Exempt (<5m tall). Crown pruning may be required. 225mmØ S/W within SRZ to be hand dug.
12	Monterey Cypress (cultivar), <i>Cupressus macrocarpa</i> 'cv.'	0.3	6	N2, S0, E3, W0	OM	F	P	2.1	3.6	S	3	C	Rm	Remove. Within Lower Ground Floor (carpark) footprint. Heavily lopped on W side.
13	Monterey Cypress (cultivar), <i>Cupressus macrocarpa</i> 'cv.'	0.3	7	N4, S0, E3, W0	OM	F	P	2.1	3.6	S	3	C	Rm	Remove. Within Lower Ground Floor (carpark) footprint. Heavily lopped on W side.
14	Monterey Cypress (cultivar), <i>Cupressus macrocarpa</i> 'cv.'	0.5 @g	7	4	OM	F	F	2.5	6.0	S	3	C	Rm	Remove. Within Lower Ground Floor (carpark) footprint. Heavily lopped on N side.
15	River Peppermint, <i>Eucalyptus elata</i>	0.8	11	N10, S0, E8, W3	M	F	F	3.1	9.6	Rm	3	D	Rm	Remove. Within Lower Ground Floor footprint. Bedrock at grade within TPZ.
16	Canary Island Date Palm, <i>Phoenix canariensis</i>	0.7	11	3	M	G	G	1.5	4.0	L	3	B	T	Transplant. Transplant off-site. Within Lower Ground Floor footprint. Raised rootcrown (aerial roots) due to underlying bedrock.

TREE No.	COMMON NAME/ GENUS SPECIES	DBH (m)	HEIGHT (m)	CANOPY RADIUS (m)	AGE CLASS	VIGOUR	CONDITION	SRZ RADIUS (m)	TPZ RADIUS (m)	ULE	@SIG RATING	@RETENTION INDEX	RECOMMENDATION	COMMENTS
17	Frangipani, <i>Plumeria acutifolia</i>	0.4 @g	4	N6, S5, E2, W6	M	G	F	2.3	4.8	L	3	B	R+	Retain. Located at #14 Boyle Street. MDCP Exempt (<5m tall). Existing dry rock wall to be retained within TPZ.
18	Bangalow Palm, <i>Archontophoenix</i>	0.3	12	2	M	G	G	1.0	3.0	M	3	B	Rm	Remove. Within Lower Ground Floor (carpark) footprint. Tree not on survey.
19	Old Man Banksia, <i>Banksia serrata</i>	0.2	4	3	SM	G	F	1.8	2.4	M	4	C	Rm	Remove. Within Lower Ground Floor (carpark) footprint. Tree not on Survey. MDCP Exempt (<5m tall).
20	Ponytail Palm, <i>Beaucarnea recurvata</i>	0.3	3	2	M	G	G	1.0	3.0	L	3	B	Rm	Remove. Within proposed OSD Tank 1. Tree not on Survey. MDCP Exempt (<5m tall).
21	Tree Aloe, <i>Aloidendron barberae</i>	0.3	4	2	M	G	G	2.1	3.6	L	3	B	T	Transplant. Transplant on site refer to Landscape Plan. Tree not on Survey. Recently pruned on N side. MDCP Exempt (<5m tall).
22	Weeping Bottlebrush, <i>Callistemon viminalis</i>	0.1, 0.2	5	3	M	G	F	1.9	2.4	M	3	B	Rm	Remove. Lower Ground Floor (carpark) within SRZ. Tree not on Survey.
23	Scarlet Bottlebrush, <i>Callistemon citrinus</i>	0.3 @g	5	3	M	G	F	1.9	2.4	M	3	B	R+	Retain. 150mmØ S/W within SRZ to be hand dug. Tree not on Survey. Located at #14 Boyle Street.
24	Australian Red Cedar, <i>Toona ciliata</i>	0.5	8	6	M	G	G	2.6	6.0	M	2	A	R+	Retain. Proposed crossover is within SRZ. Construction is to be at existing grade within SRZ. All earthworks for crossover is to be hand dug. Street tree on Boyle Street. Surface roots in lawn.
24														

Summary Data

©RETENTION INDEX	NO. OF TREES
A	1
B	8
C	14
D	1
Total	24

RECOMMENDATION	NO. OF TREES
R	0
R+	13
T	2
Rm	9
Total	24

©RETENTION INDEX	RECOMMENDATION				
	R	R+	T	Rm	NI
A	0	1	0	0	0
B	0	3	2	3	0
C	0	9	0	5	0
D	0	0	0	1	0

COMMON NAME/GENUS SPECIES CULTIVAR – Common names can vary with selected texts. Where species is unknown, “sp.” indicated after genus. Where cultivar is unknown “cv” indicated after species. The number in brackets e.g. (x9) after the species indicates the number of trees in this tree group.

DBH – Diameter at Breast Height. Tree trunk diameter measured at breast height (1.4 metres above ground level). Fabric diameter tape is used which assumes a circular cross section. Multiple measurements indicate multiple trunks. Where DBH measurement cannot be taken at 1.4m the height at which it has been taken is indicated.

CANOPY SPREAD RADIUS – Average canopy radius (widest + narrowest ÷ 2). Circular canopy depictions on Tree Plan/Survey are indicative only. Where canopy spread was significantly skewed, all four cardinal point measurements were recorded.

AGE CLASS – Immature (IM), Semi-mature (SM), Mature (M), Over-mature (OM). Assessment of the tree's current Age. A **Mature (M)** tree has reached a near stable size (biomass) above and below ground. Trees can have a *Mature* age class for >90% of life span. **Over-mature (OM)** trees show symptoms of irreversible decline and decreasing biomass.

VIGOUR – Good (G), Fair (F) or Poor (P). The general appearance of the canopy/foilage of the tree at the time of inspection. Vigour can vary with the season and rainfall frequency. A tree can have *Good* vigour but be hazardous due to *Poor* condition. A tree in *Good* vigour has the ability to sustain its life processes. Vigour is synonymous with health.

CONDITION – Good (G), Fair (F) or Poor (P). The general form and structure of the trunk/s and branching. Trunk lean, trunk/branch structural defects, canopy skewness or other hazard features are considered.

SRZ RADIUS – Structural Root Zone. The area around a tree required for tree stability. Earthworks should be prohibited within the SRZ. The area is calculated from the formula and graph at Figure 1 of AS4970-2009. The SRZ graph has been adapted from the work of Claus Mattheck (1994). DBH + 10% has been used for the calculation of SRZ. Where DBH is measured at grade or at a height other than 1.4m above grade, 10% has not been added.

TPZ RADIUS – Tree Protection Zone. Radial offset (m) of twelve times (12x) trunk DBH measured from centre of trunk (for trees less than 0.3 metre DBH minimum TPZ is 2.0 metres). To satisfactorily retain the tree, construction activity (both soil cut and fill) must be restricted within this offset. TPZ offsets are rounded to the nearest 0.1 metre. Existing constraints to root spread can vary. Generally an area equivalent to the TPZ should be available to the tree post development. Encroachment occupying up to 10% of the TPZ area is acceptable without detailed rootzone assessment. Encroachments greater than 10% require specific arboricultural assessment as per 3.3.3 and 3.3.4 of Australian Standard AS4970-2009 *Protection of trees on development sites*.

TPZ ENCROACHMENT – The cut or compacted fill encroachment within the notional TPZ. The Tree Protection Zone is X12 trunk diameter (DBH) as per 3.2 of AS4970-2009. Refer to the Tree Retention section of the AIA for methods/design used to minimise encroachments.

ULE – Useful Life Expectancy. The length of time from the date of inspection that the Arborist estimates the tree will live and provide a useful positive contribution to the landscape amenity of the site. ULE ratings are **Long** (retainable for 40 years or more), **Medium** (retainable for 16-39 years), **Short** (retainable for 5-15 years) and **Removal** (tree requiring immediate removal due to imminent risk or absolute unsuitability).

©SIG. RATING – ©Significance Rating Scale (see notes over)

©RETENTION INDEX (see notes over)

RECOMMENDATIONS – Retain (R) No TPZ encroachments, Retain Plus (R+) Acceptable levels of TPZ encroachment, Transplant (T) Remove (Rm) or Previously Removed (PR).

COMMENTS – Comments relating to the location, surroundings and hazard potential of the trees at the time of inspection and where applicable the reason for removal.

©SIG. RATING – ©Significance Rating Scale. A site specific qualitative evaluation of a tree relative to the existing land use developed by Tree Wise Men® Australia Pty Ltd. Takes into consideration the impact of the tree on the surrounding landscape, streetscape and bushland. Rarity, habitat value, historical/cultural value and structural form of the tree are considered in this rating system. It is possible for a tree to have a *Short ULE* and a ©Significance Rating of 1. Likewise it is possible for a tree to be given a *Long ULE* and a ©Significance Rating of 4 (e.g. weed species).

Table 1: ©Significance Rating Characteristics

Rating	Significance	Characteristics (some or all)
©Sig. Rating 1	Exceptional	<ul style="list-style-type: none"> ▪ Major contribution to site amenity ▪ Remnant specimen ▪ Heritage Listed ▪ Listed on Significant Tree Register ▪ Threatened Species ▪ <i>Good</i> vigour and condition ▪ Cultural significance ▪ Possible habitat tree for threatened fauna ▪ Excellent, well formed specimen ▪ Rare or unusual species ▪ Large above ground biomass ▪ Unique within the site and surrounds
©Sig. Rating 2	High	<ul style="list-style-type: none"> ▪ Considerable contribution to site amenity ▪ Remnant specimen ▪ <i>Good</i> vigour and condition ▪ Threatened Species ▪ Cultural significance ▪ Possible habitat tree for threatened fauna ▪ Well formed specimen ▪ Rare or unusual species ▪ Large or moderate above ground biomass ▪ Other specimens with similar characteristics within the site and surrounds
©Sig. Rating 3	Moderate	<ul style="list-style-type: none"> ▪ Minor contribution to site amenity ▪ Remnant or planted ▪ <i>Fair or Poor</i> vigour and condition ▪ Potential for growth ▪ Well formed or asymmetrical form ▪ Other specimens with similar characteristics within the site and surrounds
©Sig. Rating 4	Low	<ul style="list-style-type: none"> ▪ Small/poor specimen ▪ Poor vigour and condition ▪ Inappropriate for the location ▪ Minor contribution to landscape amenity ▪ Easily replaced ▪ Weed species or TPO Exempt ▪ Hazardous ▪ Previously ©Sig. Rating 5 tree

©RETENTION INDEX. A site specific assessment of an individual tree's retention value developed by Tree Wise Men® Australia Pty Ltd. Incorporating ULE and ©Significance Rating each tree is allocated a retention value of A, B, C or D. The ©Retention Index values can be described as follows:

©Retention Value A	Should be retained	<ul style="list-style-type: none"> ▪ Major redesign may be required (e.g. movement of building footprint, re-alignment of roadway).
©Retention Value B	Could be retained	<ul style="list-style-type: none"> ▪ Minor redesign may be required (e.g. level changes, pavement detail).
©Retention Value C	Could be removed	<ul style="list-style-type: none"> ▪ Should not constrain proposed development.
©Retention Value D	Should be removed (or permanently fenced off)	<ul style="list-style-type: none"> ▪ Should not constrain proposed development: <ul style="list-style-type: none"> ○ potentially hazardous <li style="text-align: center;">or ○ poor specimen <li style="text-align: center;">or ○ environmental or noxious weed

©Retention Index		©Significance Rating			
		1	2	3	4
ULE Rating	Long (40+ years)	A		B	C
	Medium (15-40 years)	A		B	C
	Short (5-15 years)	B		C	D
	Remove (< 5 years)	D			