

Candice Pon

From: Nicholas Fterniatis <nick.fterniatis@property.nsw.gov.au>
Sent: Monday, 29 November 2021 3:14 PM
To: Candice Pon
Cc: Andrew Watson; Michelle King
Subject: RE: Request for advice - Sirius Building - Removal and replacement of 2 trees on Gloucester Walk (SSD-10384-Mod-1)

Dear Candice

Thank you for your invitation to provide further comment on this matter.

The two Plane trees are an important scenic element and our preference is that they are retained as part of the redevelopment of the site.

As part of its Landowner's Consent review of the current MOD, PMNSW commissioned an independent to look at options for managing the two plane trees on site. The arborist eventually came back and advised that PMNSW seek an engineering opinion as to whether the two plane trees on the Sirius site can be retained.

PMNSW then approached the developer and requested that they further explore the tree retention option.

The developer's engineer eventually advised that the Plane trees **can't** be retained on site for the following reasons:

- The existing retaining walls are not compliant to current codes and cannot be certified
- The existing retaining walls are not compatible with the approved works (activation of Gloucester Walk)
- The retained material behind the walls needs to be removed
- The walls will need to be demolished and re-constructed
- Tree root damage to the retaining walls has been documented and is compromising the structural integrity of wall.

Essentially, the two trees are being supported by the surrounding walls, and when these walls are rebuilt (in order to be certified) the trees will not be able to be supported and will likely topple over as their root base (tree protection zone) will be greatly disturbed.

Given the serious public safety issues involved in retaining the trees with respect to removing walls within the tree protection zone, it was decided to grant landowners consent (subject to conditions around replacement trees) to enable the applicant to submit their MOD application to DPIE who will then proceed to publicly exhibit and consider any issues raised in the public submissions.

PMNSW raises no objection to the applicant further exploring the tree retention option as part of their *Response to Issues* submission back to DPIE.

Regards

Nicholas Fterniatis

Senior Manager, Place Planning and Urban Design

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