

13 August 2025

Edinburgh Development Group Pty Ltd
Attention: Charline Song
Level 1, 15 George Street
BURWOOD NSW 2134

Dear Charline,

RE: Arboricultural Review of Retained Trees for s4.55 Application: 100 Edinburgh Road, Castlecrag (DA-2024/13)

Ref: 2798(L)ArbReviews4.55

1. Background

- 1.1 This Arboricultural Review has been prepared for Edinburgh Development Group Pty Ltd for the s4.55 Application to modify the Basements approved under *DA-2024/13*.
- 1.2 Tree Wise Men® Australia Pty Ltd prepared a Report titled: *Arboricultural Review of Retained Trees* dated 3 September, 2024 to accompany *DA-2024/13*. This Report included a Tree Schedule summarising trees to be retained or removed.
- 1.3 Existing trees approved for retention under *DA-2024/13* are shown on the approved (stamped) *Add Info-1302 – Site Demolition Plan (DA2)* dated 29/8/2024 by FJCStudio (Attachment A).
- 1.4 The trees to be retained in the southern portion of the site are also shown as stamped *Add Info-2002 – GA Plans – Basement 1* dated 24/10/2024 by FJCStudio (Attachment B).
- 1.5 The proposed *s4.55 Basement Plans* for Project No. 2513 dated 05/08/2025 prepared by CQ Studio are:
 - *A10-0600-Basement 04 Plan Rev 1*
 - *A10-0700-Basement 03 Plan Rev 4*
 - *A10-0800-Basement 02 Plan Rev 5*
 - *A10-0900-Basement 01 Plan Rev 4*
- 1.6 The *Basement 01 Plan Rev 4* showing trees approved for retention in the southern portion of the site is enclosed at Attachment C. The trees to be retained at higher levels on the western and northern sides of the property are not shown on the *Basement 01 Plan* but are indicated on the approved *Site Demolition Plan (DA2)*.



2. Trees Approved Under DA-2024/13 to be Retained

- 2.1 The thirty five (35) trees to be retained under DA-2024/13 are: Trees 1, 2, 2A, 3, 3A, 4, 4A, 4B, 5, 6, 7, 10, 11, 12, 15, 17, 18, 19, 20, 21, 22, 23, 24, 24A, 25, 25A, 26, 27, 28, 29, 31, 32, 33, 34 and 38.
- 2.2 These trees are indicated on the stamped *Add Info-1302 - Site Demolition Plan (DA2)* (Attachment A).

3. Trees to be Retained Under the s4.55 Application

- 3.1 There is no change to the approved trees to be retained arising from the s4.55 modifications.

4. s4.55 Application Changes

- 4.1 There are no s4.55 changes to the proposed levels above Basement 01.
- 4.2 **Basement 01:** There is no change to the external footprint of the Basement 01 as indicated by the blue hatched area on *Basement 01 Plan A10-0900 Rev 4*. The internal changes are listed in red.
- 4.3 **Basement 02:** There is no change to the external footprint of the Basement 02 from that approved. The internal changes are listed in red.
- 4.4 **Basement 03:** There is change to the external footprint in the northwestern corner of Basement 03 as described at Note 1: *"Regularizing the perimeter of the DA approved basement to improve operational efficiency functionality and durability for users."*
- No tree impact will arise given the change matches the footprint of Basement 02 above and all additional works will be in rock.
- 4.5 **Basement 04:** Basement 04 is an entire new level below Basement 03. No additional tree impacts are likely given all the works will be in rock.

5. Conclusions

- 5.1 The s4.55 Application as indicated in Drawings listed at 1.5 above is supported, as there are no additional detrimental impacts to trees approved for retention under DA-2024/13.

Kind Regards,



Peter Castor

DIRECTOR

BSc (For.)

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

Attachments:

A: DA-Approved *Add Info-1302 – Site Demolition Plan (DA2)* dated 29/8/2024 by FJCStudio

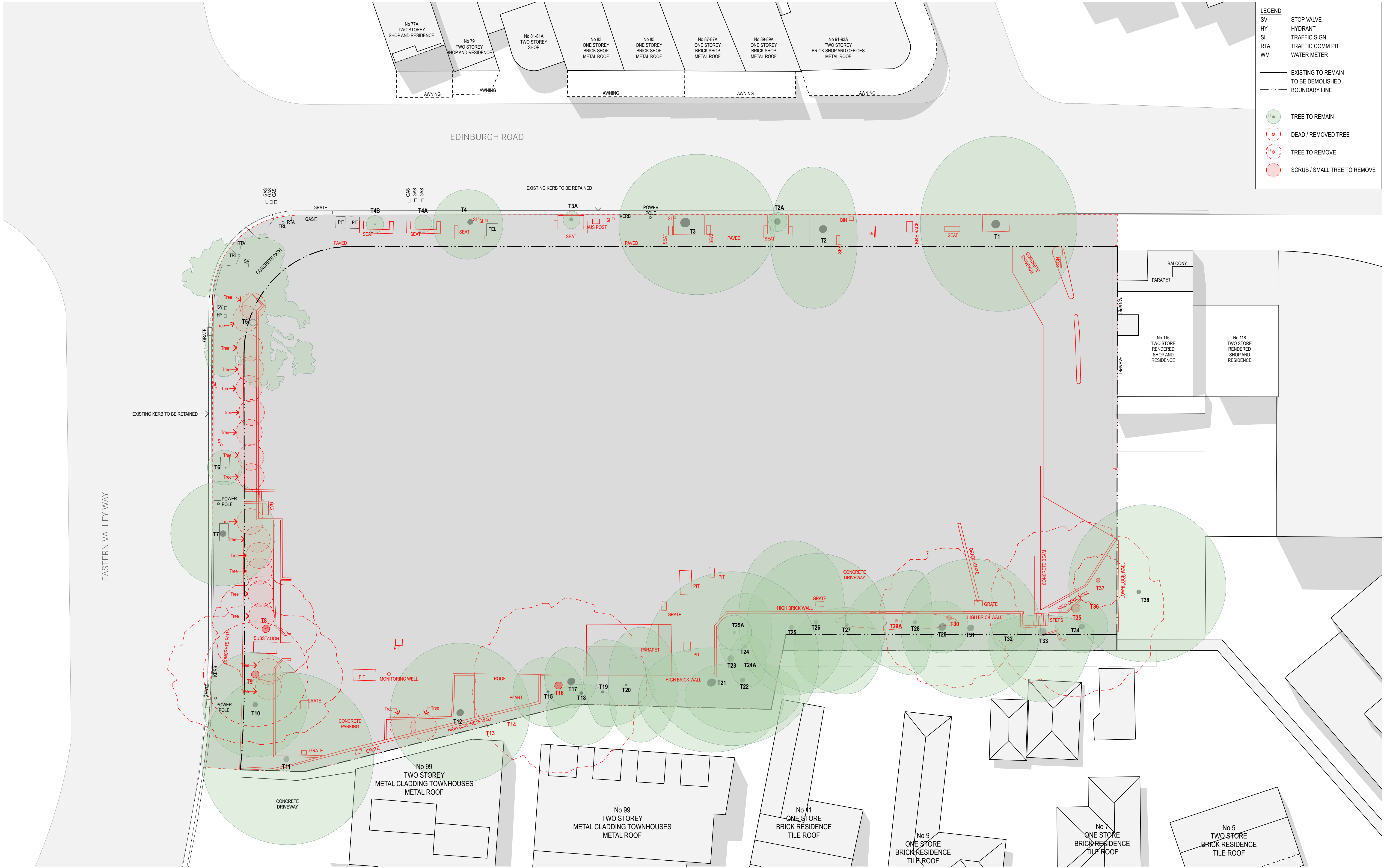
B: DA-Approved *Add Info-2002 – GA Plans – Basement 1* dated 24/10/2024 by FJCStudio

C: *Basement 01 Plan A10-0900 Rev 4* (for s4.55) dated 05/08/2025 by CQ.Studio



**Attachment A: DA Approved Add Info -1302 - Site Demolition Plan
(DA2) dated 29/8/2024 by FJCStudio**





1 PLAN Ground Floor Demolition Plan - DA2
1:200

1
29/8/2024

Add Info-1302 — Site Demolition Plan (DA2)
Luxcon — The Quadrangle - Castlecrag



WILLOCHRA CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT
CONSENT NO: **DA-2024/13**

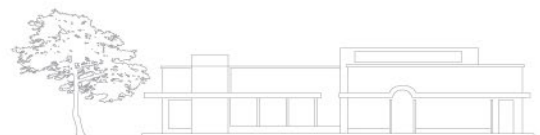
DATE: **03/12/2024**

HUGH PHEMISTER - GENERAL MANAGER

Scale
1:200 @ A1



**Attachment B: DA Approved *Add Info-2002 - GA Plans - Basement*
1 dated 24/10/2024 by FJCStudio**




WILLSBOROUGH CITY COUNCIL

DEVELOPMENT CONSENT PLANS

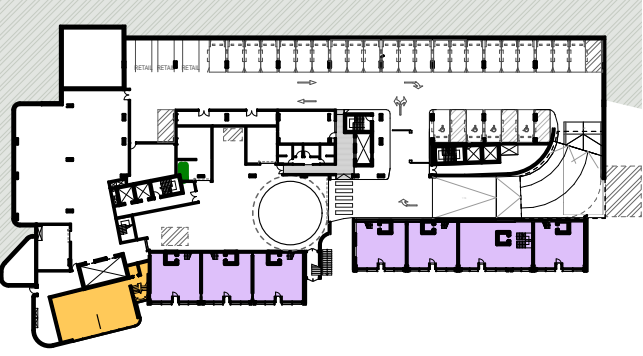
DEVELOPMENT
CONSENT NO: DA-2024/13

DATE: 03/12/2024

HUGH PHEMISTER - GENERAL MANAGER

Legend

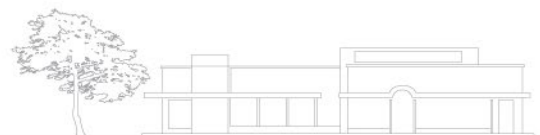
- Multi-Level Unit
- Affordable Housing

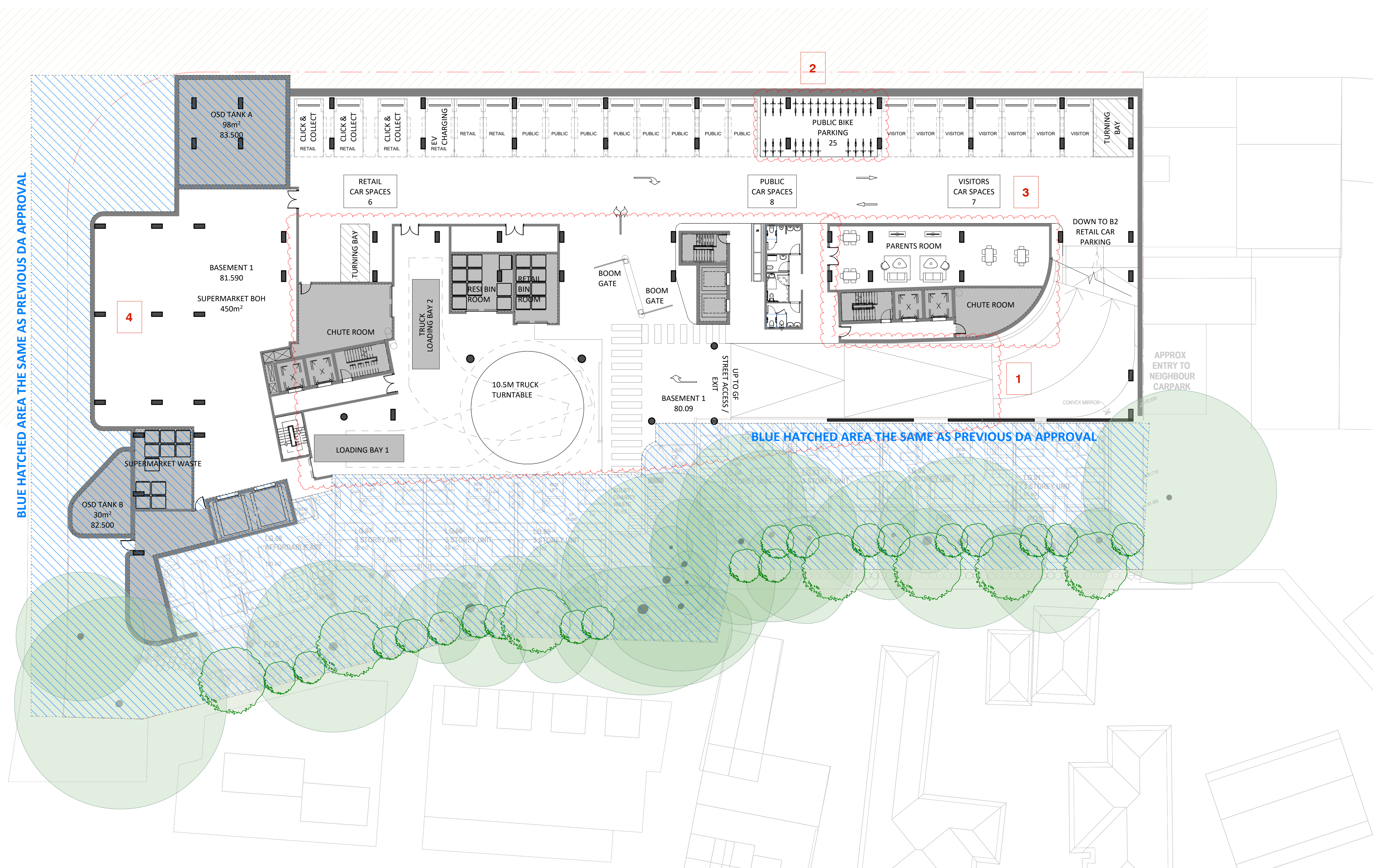


B1 PARKING SUMMARY

Retail	10
Retail - Accessible	2
Public	8
Visitor	7
Visitor - Accessible	2
Total	29
Motorbike	2

Attachment C: *Basement 01 Plan A10-0900, Rev 4 (for s4.55)*
dated 05/08/2025 by CQ.Studio





PROPOSED S4.55 CHANGE LIST

1. LOWERING THE SLAB LEVEL OF THE DA APPROVED BASEMENT 1 TO IMPROVE OPERATIONAL EFFICIENCY, FUNCTIONALITY AND DURABILITY FOR USERS. TRUCK OVERHEAD CLEARANCE LEVELS UNDERSLAB INCREASED TO ENSURE COMPLIANCE. RAMP DOWN TO LB1 INCREASED, LOADING DOCK PUSHED TO THE LEFT AND BOOM GATES RELOCATED TO ALLOW SPACE FOR RAMP.
2. PUBLIC BIKE PARKING PROVIDED HERE NEAR TOILET FACILITIES AND RETAIL ACCESS AREA
3. PARENTS ROOM INCLUDED HERE FOR ADDED FACILITY AMENITY
4. COLUMNS INCLUDED AFTER INITIAL CO-ORDINATION WITH THE STRUCTURAL ENGINEER. BASEMENT PERIMETER COLUMNS NEEDED.

Site Parking Summary

Residential	27
Resi - Accessible	19
Visitor	7
Visitor - Accessible	2

Total 55

Retail	96
Retail - Accesible	4
EV Charging	4
Carwash Bay Services	5
Public	8

Total 117

Motorbike 10

B1 Parking Summary

Retail	6
Public	8
Visitor	7

Total 21

Client
Edinburgh
Development Group
Pty Ltd

Rev.	Amendment	By	Chk*	Date
1	S4.55 RFI	JH	CQS	11.06.2025
2	S4.55 RFI	JH	CQS	13.06.2025
3	ISSUED FOR CO-ORD	JH	CQS	26.06.2025
4	FOR S4.55	JH	CQS	05.08.2025

Project Name
Edinburgh Road Castlecrag

Project Address:
100 Edinburgh Road, Castlecrag, NSW
2068

Drawing Title
BASEMENT 01 PLAN

Drawing No
A10-0900

Scale @ A1
1 : 200

Date
26/06/25

Drawn by
Author

Project No
2513

Revision
4

Architect
Level 1, 15 George St, Burwod,
NSW 2134, Australia
P (02) 8212 5592

CQ. Studio