

Matthew Rosel

From: Frank Ko <Frank.Ko@randwick.nsw.gov.au>
Sent: Wednesday, 25 March 2020 7:24 PM
To: Matthew Rosel
Cc: David Meredith
Subject: FW: 4-18 Doncaster Avenue SSD 9649

Hi Matthew,

Please see comments below. If you have any questions, please feel free to contact David directly.

Regards,

Frank Ko
Manager Development Assessment
Randwick City Council
02 9093 6965
frank.ko@randwick.nsw.gov.au
www.randwick.nsw.gov.au



From: David Meredith <David.Meredith@randwick.nsw.gov.au>
Sent: Wednesday, 25 March 2020 4:13 PM
To: Frank Ko <Frank.Ko@randwick.nsw.gov.au>; Louis Coorey <Louis.Coorey@randwick.nsw.gov.au>; John Flanigan <John.Flanigan@randwick.nsw.gov.au>
Subject: FW: 4-18 Doncaster Avenue SSD 9649

Gents,

I've been discussing this further with their Project Arborist, who's advised that both the Water Services Coordinator and Project Manager have confirmed to him that there is no scope to relocate/re-design this pipe to an alternative location that would be more favourable for the tree (even though with the exception of the centrally located heritage house that remains, the rest of the site is completely vacant).....and is directly related to the need to have this pipe sitting wholly outside of the revised footprint.

Ideally we'd obtain formal written advice to this effect from the Water Services Coordinator, for our records.

After a joint site meeting earlier today, the Arborist & I reached agreement that if the tree is to be successfully retained, the following will apply:

- The supplied Sydney Water Plan (case no 175826SW) shows that a 1800mm diameter reinforced concrete pipe will be located 6m to its west (over the footpath and road), and 8-9m to the bend to its north and along the northern site boundary;
- This would place the works outside its 3.8m SRZ, but within its 11m TPZ, with these cumulative impacts needing to be calculated as a % by the Arborist to determine overall encroachment;
- Excavations will be by machinery, up to 4m in depth and 4m in width;
- A Work Method Statement should be submitted for the approval of the Project Arborist, showing that there will be no over-excavation that would result in works being performed closer to the tree than the final location of the pipe, and will involve the use of shoring systems and similar tree sensitive construction methods;
- Tree exhibits an existing bias to the west, directly over the footpath and roadway, so canopy reduction to balance the tree needs to be performed by selective pruning of the 2 x lowest, middle order leaders to the west, to AS4373-2007;
- AQF Level V Project Arborist needs to be appointed to be present on-site to ensure adequate protection measures;
- Any root pruning will require on-site consultation with Council's Officer (9093-6613).

Please pass this onto the Dept.

Regards,

David Meredith
Landscape Development Officer
Randwick City Council
02 9093 6613
david.meredith@randwick.nsw.gov.au
www.randwick.nsw.gov.au



From: David Meredith
Sent: Wednesday, 18 March 2020 4:52 PM
To: Louis Coorey <Louis.Coorey@randwick.nsw.gov.au>
Subject: FW: 4-18 Doncaster Avenue SSD 9649

Sorry Louis,

FYI - I'd sent this to Frank & John earlier today:

This mature Blue Gum (T42) is the one and only tree left within the whole site. It's significant, and fronts directly onto a major roadway/intersection. All other vegetation was cleared to allow for this development, and as they have 4000sqm to work with, it's hard to accept that they now need to construct a massive stormwater pipe in that one part of the site.

While the documents refer to a 3 metre setback from its base, the Project Arborist has indicated to me in a phone discussion earlier today that following consultation with himself that resulted in a slight re-design, the offset will in fact be 6m. I've requested formal confirmation of this in terms of revised/stamped plans etc, if that's what I'll be relying on.

Regardless, for a 1.8m diameter concrete pipe, excavations will be in the order of 4m x 4m, which will encroach its TPZ but fall just outside its SRZ.

I find it hard to believe that a more suitable alternative solution can't be found, as compromising the tree or requiring its removal to allow for this pipe is not an acceptable outcome in terms of site planning or environmental amenity. Root pruning here could also be dangerous given its size, location adjacent a busy public domain (vehicles and pedestrians) and its existing lean/bias towards the road.

I'm not happy with what's proposed but will have to refer back to my most recent comments & see what was proposed back when I prepared that advice. I'm also hoping to meet the Project Arborist out there sometime next week to discuss and maybe look at some site investigations to inform the situation – if possible. The Arborist indicated to me that he's not comfortable with it either, for the same reasons I've outlined above.

Let me know if you need something further.

From: Louis Coorey
Sent: Wednesday, 18 March 2020 1:16 PM
To: Frank Ko <Frank.Ko@randwick.nsw.gov.au>; John Flanigan <John.Flanigan@randwick.nsw.gov.au>; David Meredith <David.Meredith@randwick.nsw.gov.au>
Subject: FW: 4-18 Doncaster Avenue SSD 9649

Hi Frank,

DoPI are asking for an update –please see email below.

Regards

Louis Coorey
Senior Environmental Planning Officer
Randwick City Council
02 9093 6524
louis.coorey@randwick.nsw.gov.au
www.randwick.nsw.gov.au



From: Matthew Rosel [<mailto:Matthew.Rosel@planning.nsw.gov.au>]
Sent: Wednesday, 18 March 2020 1:11 PM
To: Louis Coorey <Louis.Coorey@randwick.nsw.gov.au>
Subject: RE: 4-18 Doncaster Avenue SSD 9649

Hi Louis,

The Department asked for Council's comments on the amended tree protection details (for the large Blue Gum) for the SSD application at 4-18 Doncaster Ave.

Are you still the point of contact at Council for this case? The notification period ended yesterday, do you (or your colleagues) know when you might be able to provide a response?

Kind regards

Matthew Rosel

Key Sites Assessments - (Wednesday, Thursday and Friday)

Planning & Assessment | Department of Planning, Industry & Environment

T 02 8275 1323 | E matthew.rosel@planning.nsw.gov.au

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150

www.dpie.nsw.gov.au



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The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

We work flexibly. If you have received an email from me outside of normal business hours, I'm sending it at a time that suits me. Unless it's flagged as urgent, I'm not expecting you to read or reply until normal business hours.

From: Louis Coorey <Louis.Coorey@randwick.nsw.gov.au>
Sent: Wednesday, 18 December 2019 2:57 PM
To: Matthew Rosel <Matthew.Rosel@planning.nsw.gov.au>
Subject: RE: 4-18 Doncaster Avenue SSD 9649

Hi Matthew,

Please find attached

Regards

Louis Coorey
Senior Environmental Planning Officer

Randwick City Council
02 9093 6524
louis.coorey@randwick.nsw.gov.au
www.randwick.nsw.gov.au



From: Matthew Rosel [<mailto:Matthew.Rosel@planning.nsw.gov.au>]
Sent: Wednesday, 18 December 2019 2:50 PM
To: Louis Coorey <Louis.Coorey@randwick.nsw.gov.au>
Subject: RE: 4-18 Doncaster Avenue SSD 9649

Hi Louis,

My name is Matthew Rosel, my colleague James Groundwater provided me with your email contact. Please note, the above State significant development application has been reallocated to me to take forward on behalf of the Department. I'll be the point of contact going forward.

I am currently preparing the Department's assessment report and have reviewed Council's submissions to the EIS and Rts. It would be a great help if you could respond to the following:

- I notice Council's EIS submission includes recommended conditions (41 pages) – as there is a lot of text there, would it be possible for you to send me a Word copy?
- I'm keen to get a greater understanding of the Council's approval of the original DA (DA/931/2015). Would it be possible for you to send me a copy Council's report? There doesn't seem to be a copy on your website.

If you have any questions please feel free to email or call.

Kind regards

Matthew Rosel

Key Sites Assessments - (Wednesday, Thursday and Friday)

Planning & Assessment | Department of Planning, Industry & Environment

T 02 8289 1323 | E matthew.rosel@planning.nsw.gov.au

Level 29, 320 Pitt Street, Sydney NSW 2001 | GPO Box 39 Sydney NSW 2001

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From: Louis Coorey <Louis.Coorey@randwick.nsw.gov.au>
Sent: Friday, 30 August 2019 12:36 PM
To: James Groundwater <James.Groundwater@planning.nsw.gov.au>
Subject: RE: 4-18 Doncaster Avenue SSD9649

Hi James,

Thank you for the clarification, Council objects to the following matters:

- Room size
- Communal facilities
- FSR
- Location of substation
- Car parking
- Landscaping

Regards

Louis Coorey
Senior Environmental Planning Officer
Randwick City Council
02 9093 6524
louis.coorey@randwick.nsw.gov.au
www.randwick.nsw.gov.au



From: James Groundwater [<mailto:James.Groundwater@planning.nsw.gov.au>]
Sent: Friday, 30 August 2019 10:52 AM
To: Louis Coorey <Louis.Coorey@randwick.nsw.gov.au>
Subject: RE: 4-18 Doncaster Avenue SSD9649

Thanks Louis,

Just for clarification, is that an objection on the grounds of parking only and comments on the other issues?

The Department has three categories which it classifies submissions:

- in support
- providing comments
- objects

Council's submission uses the words comments for the majority of the issues raised, however the language changes for parking.

Currently the Department considered the submission to be providing comments on all issues, except parking, which you have indicated is an objection.

I ask as an objection (rather than comments) has implications on delegations and who will be the determining authority.

Hypothetically, if the Applicant was to resolve the car parking, would Council still object to the proposal (noting comments can still raise issues).

James

From: Louis Coorey <Louis.Coorey@randwick.nsw.gov.au>
Sent: Friday, 30 August 2019 10:29 AM
To: James Groundwater <James.Groundwater@planning.nsw.gov.au>
Cc: Frank Ko <Frank.Ko@randwick.nsw.gov.au>
Subject: 4-18 Doncaster Avenue SSD9649

Dear James,

Council's Manager of Development Assessment indicates Council's submissions is an objection.

Regards

Louis

Louis Coorey
Senior Environmental Planning Officer
Randwick City Council
02 9093 6524
louis.coorey@randwick.nsw.gov.au
www.randwick.nsw.gov.au



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