

## Tania Younan

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**From:** Chris Pope [CPope@australand.com.au]  
**Sent:** Thursday, 16 June 2011 6:00 PM  
**To:** Georgie Kimlin; Matthew Allen; Lindsey Gray; Clare Swan; Kara Krason; Pierre Abrahamse; Costas Haramis; snaughton@syd.bonaccigroup.com  
**Subject:** FW: Variations to Wolli Creek Public Domain Plan

Guys

Some good news from Council, especially in support of our proposed street lights and palms up BSD.

Georgie & Steve - please can you review email and consider what further justification you can provide to satisfy Council regarding the planting and success of large trees over suspended slabs and how the planter beds will be constructed.

Thanks

Chris

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-----Original Message-----

From: eroka@rockdale.nsw.gov.au [mailto:eroka@rockdale.nsw.gov.au]  
Sent: Thursday, 16 June 2011 4:58 PM  
To: Kara Krason; Chris Pope  
Cc: MAbra@rockdale.nsw.gov.au; MFasan@rockdale.nsw.gov.au; MSadek@rockdale.nsw.gov.au  
Subject: Variations to Wolli Creek Public Domain Plan

Hi Kara & Chris

Please see feedback below on the proposed variations to the Wolli Creek Public Domain Plan.

Happy to discuss further once you've had a chance to review these comments.

Regards

Erika Roka  
Manager Urban & Environmental Strategy  
Rockdale City Council  
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Trees generally - Drawings 02, 03 & 04

The biggest concern with the selection of tree selection is the issue of use of large trees over slab (planter scenario). The concerns are associated with depth of growing media, potential for stumped growth, overheated soils, irrigation management and drainage. There are few trees that excel in these environments and therefore species selection is limited.

#### Drawing 02 - Brodie Spark Drive

The substitution of *Platanus digitala* (Plane Tree) specimens with *Livistona australis* (Cabbage Tree palms) is supported on the following proviso:

- all existing Plane trees along Brodie Spark Drive are removed and replaced with Cabbage Tree Palms. Palms to be installed with a minimum 4m clear trunk height
- an automatic irrigation system is installed to each planter

#### Drawing 03 - Discovery Place

There is merit in the proposal to change tree species from the deciduous species to the indigenous species, however *Flindersia* sp. is a significant tree in size and given the growing conditions that are constrained by the slab structure below it is questionable that this tree species will survive in this location.

*Flindersia* sp. is proven in urban environments (has been used in recent Redfern mainstreet upgrade by City of Sydney, and there are old specimens down Castlereagh St leading into Belmore Park opposite Central Station) however the specific growing conditions are cause for concern. The consultant is asked to reconsider the species and asked whether a locally endemic tree could also achieve the desired outcome.

#### Drawing 04 - Spark Lane

The consultant is asked to provide additional information to show where each species is proposed as it is not clear from the description given in the "considerations" as to exactly which proposed substitute species are proposed where.

With the above in mind, *Corymbia maculata* (Spotted Gum) is already used in the Wolli Creek precinct and is worthy of consideration however this species will not do well in any planter scenario.

The use of native tree species along the railway corridor has merit.

#### Drawing 05 - Tree Pit surrounds

The Preferred Tree Pit Strategy comments seem reasonable. However, the consultant will need to demonstrate how planter beds will be constructed and whether further perforations of the slab below are required, how the planter will be irrigated (can the planter harvest road water?). In addition, there will be ongoing and long term maintenance issues regarding the introduction of planter beds into location that will need to be ultimately managed by the Body Corporate.

It is preferable for the detail to remain in accordance with the Public Domain Plan as the long term maintenance is better assured.

#### Drawing 06 - Street Furniture

The proposal to change furniture is not supported. All furniture is to be in accordance with the Public Domain Plan.

## Drawing 07 - Street Lights

For Magdalene Terrace, the street light should be only Type 1 in the Council's Public Domain Plan, i.e. Model 8183, CFL 32W or 42W, height TBA.

For the internal road system, the street light may be Type 1, or alternatively the BEGA single or double outrigger luminaires with asymmetrical flat beam light distribution (as proposed). It should be noted that the lamp type for this luminaire is currently listed as sodium vapour or metal halide only, subject to any updated information that may be obtained from BEGA/Zumtobel.

Sodium vapour luminaires are not to be used due to potential light colour effects. The road lighting category shall be a minimum P3, which applies to both the road and footpath. Street light spacing and pole height should be as required to achieve the required road lighting category. The pole and luminaire colour shall be graphite.

It is preferable for the luminaire for all lights to be CFL 32W or 42W. This information can be obtained from Bega/Zumtobel.

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