

Site Location/Project: 90-102 Regent Street, Redfern, NSW

Prepared for: The Trust Company Australia (Limited) ATF WH Regent Trust C/- Allen Jack + Cottier

Date prepared: 30 April 2021

Our Ref: 210430_90-102 Regent St_Ad

Addendum to Arboricultural Impact Assessment Report (AIA) dated 29 September 2020

This document has been prepared to provide supplementary comments to the report prepared for the site, dated 29 September 2020, in response to comments raised by the City of Sydney Council.

The following supplementary documents and information have been provided to assist with preparing this document;

- Architectural Drawings, Allen Jack + Cottier, Draft/Undated.
- Landscape Plan, Turf Design Studio, Issue C - January 2021.
- Request for Tree Removal for Construction Access, Wee Hur Capital (Peter Scott), 29 April 2021.

Comments have been provided in relation to the following item numbers;

Item 2: Awning is too high to provide effective weather protection from rain, sun and wind and should be simple box awning without cut outs for street trees to both Regent and Marian Streets and consistent with the requirements of Section 3.2.4 - Footpath Awnings of Sydney DCP 2012. Any signage is to be within the fascia of the awning.

Item 16: Design elements including awnings, street furniture, footpath upgrade within public domain must ensure appropriate setbacks are provided from existing street trees to allow maturity of the trees to be achieved.

Item 20: Awning design must be amended to provide adequate space and clearance for new street trees to grow without conflicting with the awning.

The awning height has been lowered to between 3.2m-4.2m to allow for the slope of Regent Street. The awning depth along Regent Street has been reduced from 2.8m to 2m.

Tree 1 is the only existing street tree at Regent Street adjacent to this awning, which is a Plane Tree (*Platanus x acerifolia*) that is semi-mature in age class. Three new street trees are also proposed adjacent to the Regent Street awning. Canopy pruning for tree 1 will be required to accommodate the awning, the pruning will be required as per the specifications in section 9.2 of the AIA report. The pruning will not adversely impact the condition or amenity value of the tree and is therefore considered minor and acceptable.

Tree 1 is a Plane Tree (*Platanus x acerifolia*), the three new trees proposed at Regent Street are the same species, which is in accordance with City of Sydney Street Tree Masterplan 2011 of this section of Regent Street. The City of Sydney Street Tree Masterplan 2011 identifies that Plane Trees have an estimated mature height of 18-25m. The proposed height of the awning at Regent Street varies from 3.2-4.2m in height.

All three of the new trees at Regent Street can be formatively pruned in accordance with AS4373 Pruning of amenity trees (2007) to crown lift/modify the shape of the crown to remove/reduce lower branches below a height 3.2-4.2m (the height of the awning) to prevent branches conflicting with the awning in the future.

The public domain works at Regent Street, in the Tree Protection Zone (TPZ) of tree 1, include the removal of the existing surface and replacement with concrete unit paving.

The public domain works at Miriam Street, in the TPZ of tree 2 and 3, include the removal of the existing surface and replacement with in-situ concrete paving. To minimise the impact to tree 1, 2, and 3, the construction of the new concrete paving on both streets must be carried out in accordance with Part D - Technical Guidelines of the City of Sydney Street Tree Masterplan 2011. All demolition and construction works must be carried out in accordance with AS4970 Protection of trees on development sites (2009), see section 11 of the AIA report for more information. Providing that the public domain upgrade works are carried out in accordance with these specifications, the trees will not be impacted development works.

Tree 2 and 3 can be retained in a viable condition based on assessment of the proposed development works, subject to tree sensitive construction methods discussed above. However, both trees have been proposed to be removed and replaced to improve construction access, as per the letter by Wee Hur Capital dated 29 April 2021.

If you have any questions in relation to this certificate feel free to contact me on the details below.

Regards,



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Our Ref.: WH/RGT/001

Date: 29th April 2021

Rodger Roppolo
Senior Planning Officer, Key Sites Assessments
NSW Department of Planning, Industry and Environment
4 Parramatta Square,
Parramatta NSW 2150

Attention: Mr Rodger Roppolo

**SSD 10382 PROPOSED PURPOSE BUILT STUDENT ACCOMODATION
DEVELOPMENTS AT 90-102 REGENT ST, REDFERN**

- Request for Tree Removal for Construction Access

There are currently 2 existing young trees along the northern site boundary Marian Street public footpath. We propose to have these 2 young trees removed prior to commence of work and replaced at completion of the works. This will help tremendously with the site access during construction, pedestrian access during construction given the footpath is very narrow.

Refer to image below of the 2 x Street Trees.



Do not hesitate to contact us should there be any further queries.

Sincerely,

Peter Scott
Senior Development Manager



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