

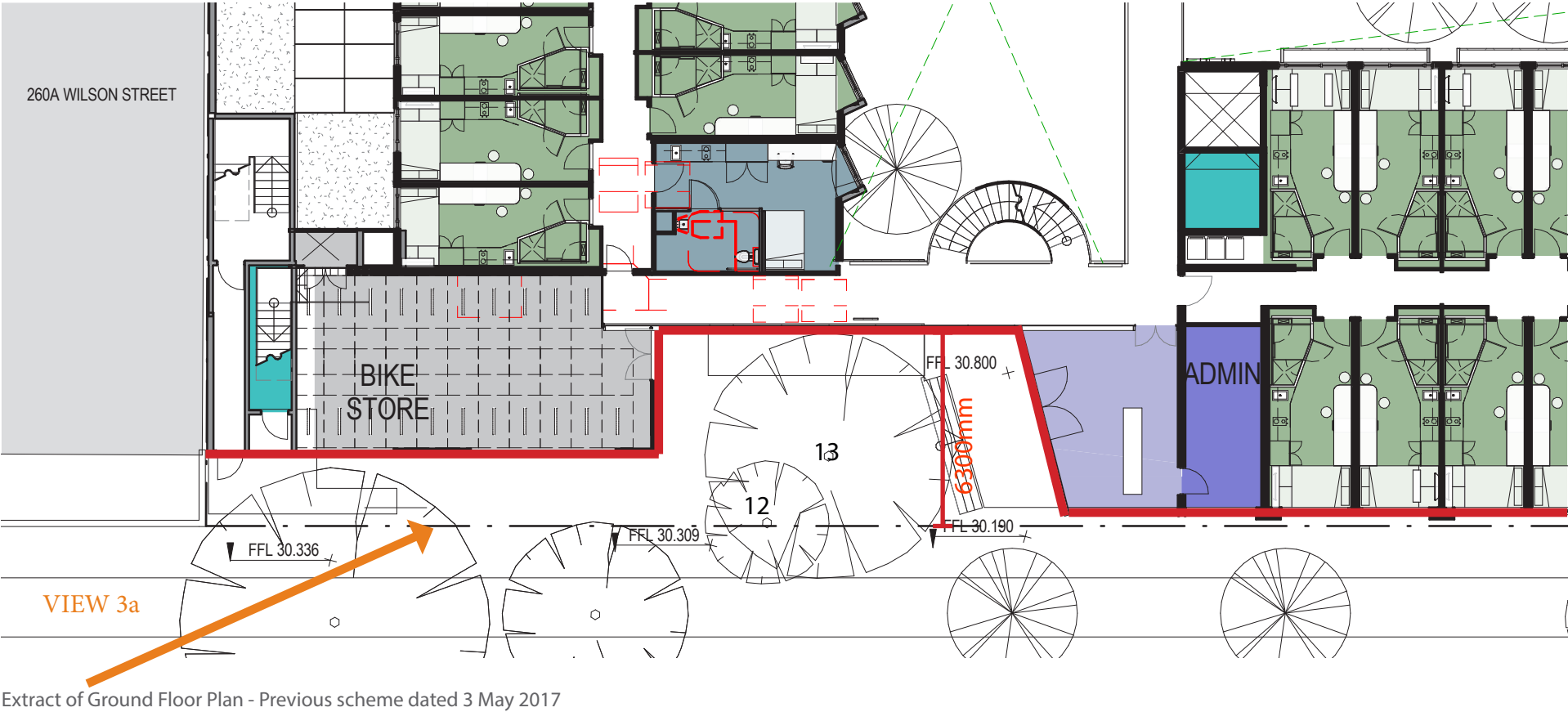


### 3. TREES ON WILSON STREET

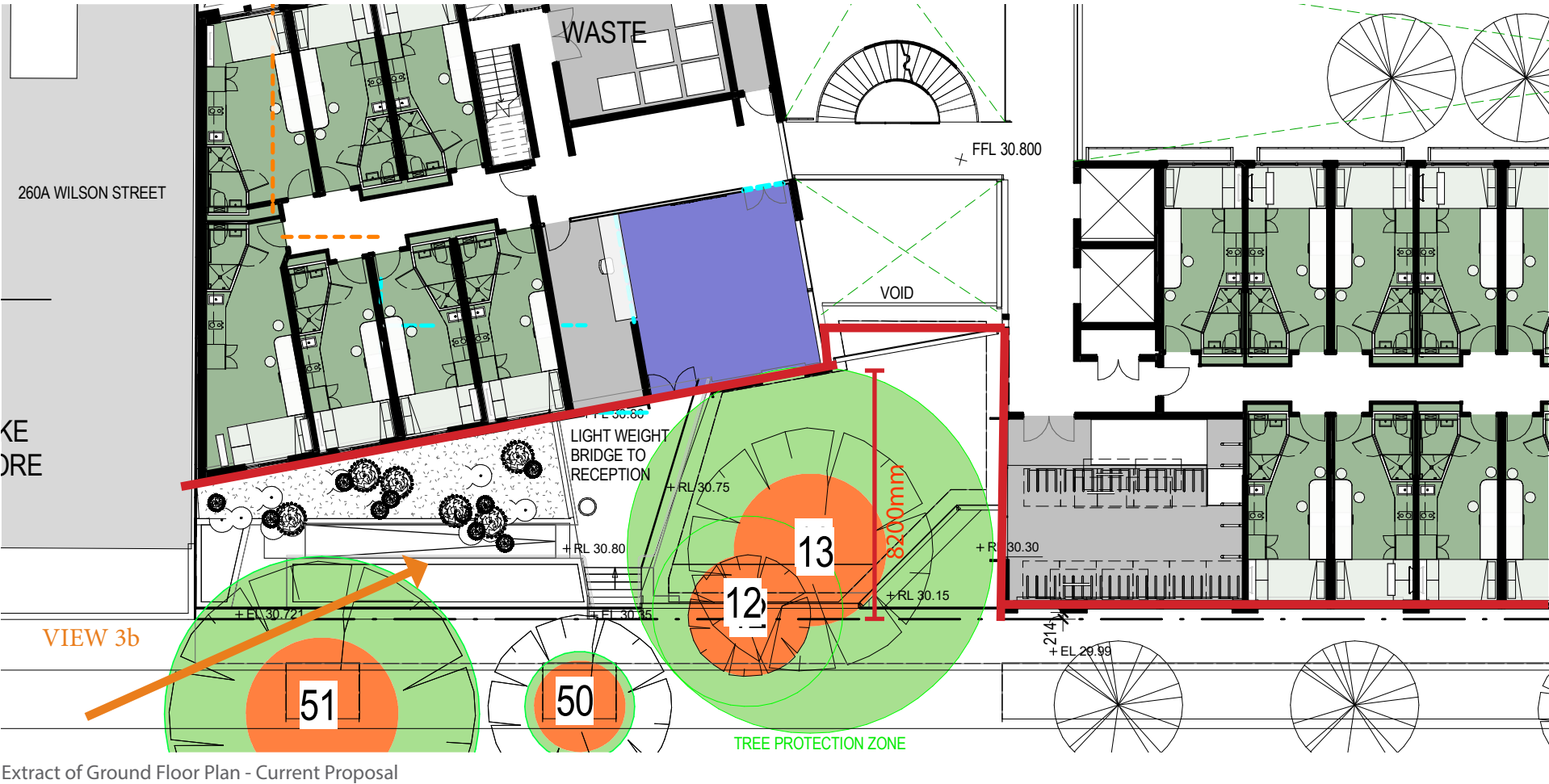
3. TREES ON WILSON STREET

The setback to Wilson Lane, in the proximity of Tree 13, has been substantially increased as illustrated on the diagrams and views to the right.

Moore Trees has reviewed the amended design and provided a statement in support which is provided on the opposite page.



- Building line above ground floor
- Tree Protection Zone
- Structural Root Zone





### 3. TREES ON WILSON STREET

C.2 WILSON LANE 4TH STOREY



View 3a : looking East along Wilson Street - Previous scheme dated 3 May 2017



View 3b : looking East along Wilson Street - Current Proposal



## MOORE TREES

Consulting Arborist

---

8th June 2017

Allen Jack & Cottier  
79 Myrtle Street  
Chippendale NSW 2008 Australia  
FAO: Dua Green, Associate / Giselle Moore

**MEMBER**  
  
**ISA**

  
2017 General Member

**Re: Arboricultural note for design changes**

**Site: Carriageworks, 35-47 Wilson Lane, Darlington NSW**

**Introduction:** This letter has been commissioned by Allen Jack & Cottier on behalf of Scape Australia ("the Client") to address additional information requested by City of Sydney (C of S) Council regarding the abovementioned site. This letter addresses issues relating to Trees 1, 12, 13 (Plate 1) within the site fronting Wilson Street and Trees 50 and 51 (Plate 2) being street trees along Wilson Street.

With regards to these trees the new designs show that all works are outside the TPZ distances for each tree. The ground floor plan and lower ground floor have had the TPZ and SRZ distances applied to them and can be seen on the last page of this letter.

Designs have now been altered around Tree 1 to move all building works outside the TPZ for this tree. Provided tree protection measures are implemented this tree should not be affected by the proposed works.

Trees 12 and 13 have no incursions to the TPZ areas however there is a small pedestrian foot bridge that will cross the TPZ area for these trees from Wilson Street. Provided this bridge can be constructed on piers that do not require strip footings the impacts to these trees will be minimal. Both trees are likely to require selective target pruning, with specified maximum diameter pruning cuts, in order to maintain a constant height for pedestrian access.

Street Trees numbered as 50 and 51 have no incursions to the TPZ areas and the area of the TPZ that encroaches into the client's property will be garden area. These trees will not be affected by the proposed works.

If you have any questions or require any further information, please do not hesitate to contact me on 02 4268 0425 or 0411 712 887.

Yours sincerely



Paul Vezgoff, Consulting Arborist  
Dip Arb (Dist), Arb III, Hort cert, AA, ISA





## 4. TREE NUMBER 1

4. TREE NUMBER 1

The design of the building near Tree 1 has been substantially amended to increase setback and improve amenity around Tree 1. The previous and current setbacks are illustrated in the diagrams to the right.

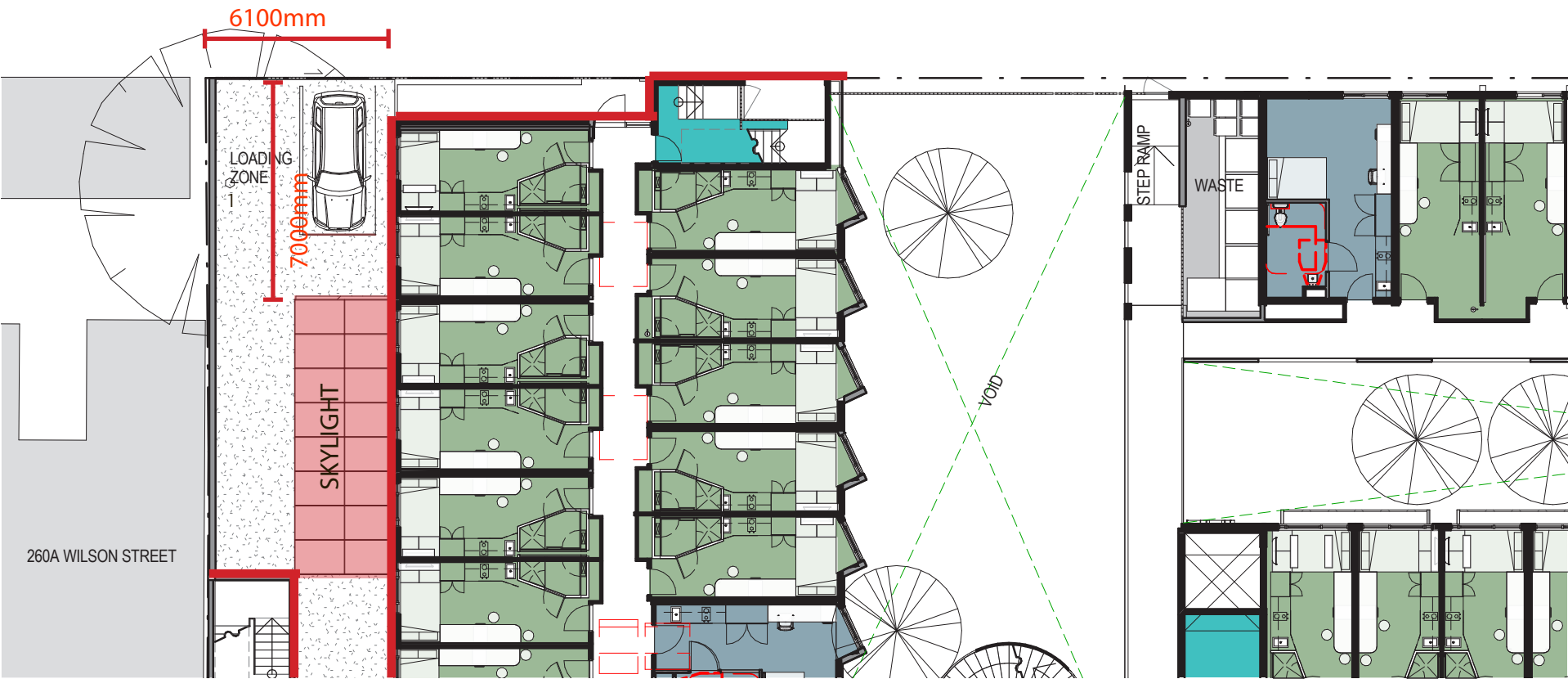
The building line has been moved a further 2300mm from the western boundary. Furthermore the loading bay is now incorporated within the building envelope and not within the setback zone as previously proposed. The current proposal removes any potential conflict between a vehicle and the low branches.

The skylight to the lower ground floor has been removed therefore reducing any possible impact on the structural root zone. The common room has been reconfigured to ensure the space has plenty of natural daylighting.

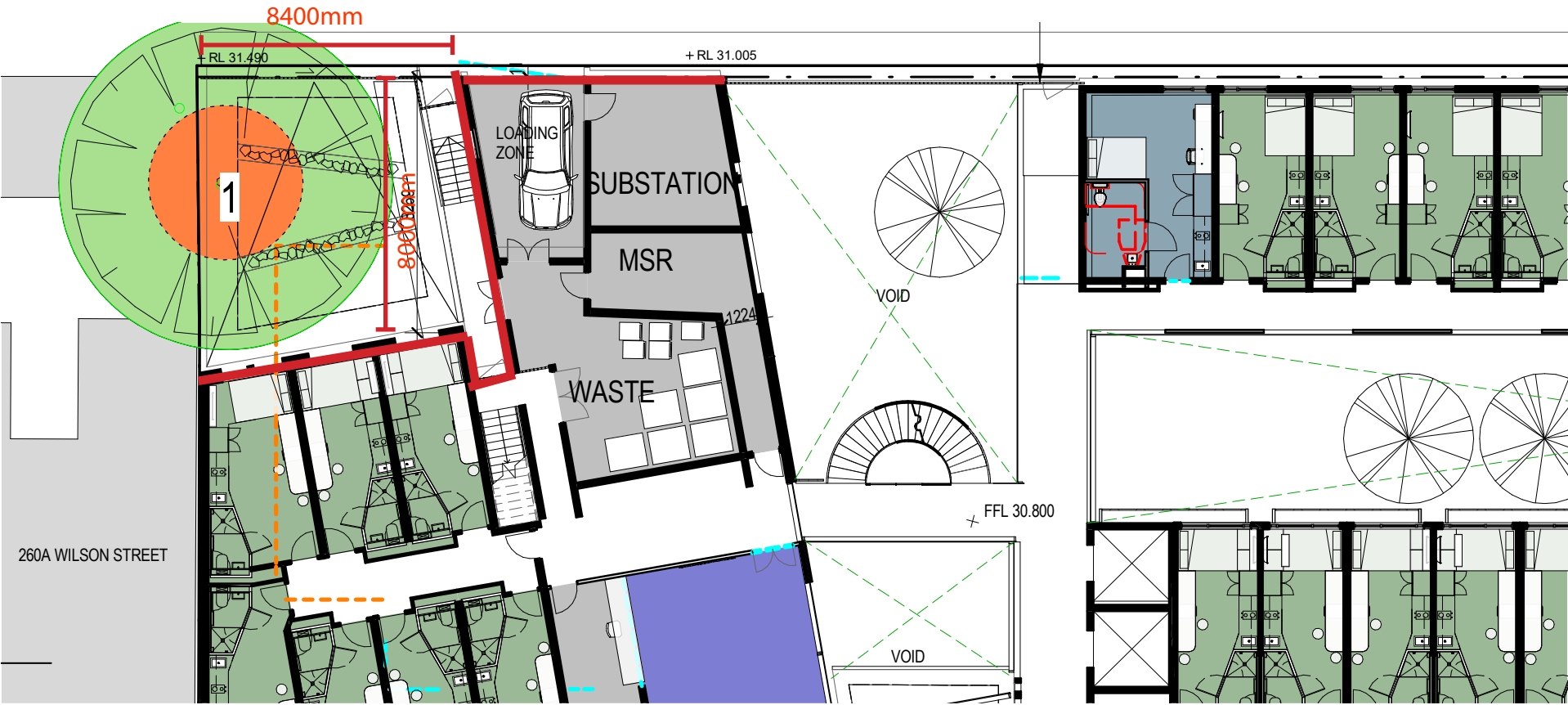
The reconfiguration of this area has also substantially reduced any potenital overlooking to the western neighbour.

Moore Trees has reviewed the amended design and provided a statement in support which is provided on the opposite page.

- Building line above ground floor
- Tree Protection Zone
- Structural Root Zone



Extract of Ground Floor Plan - Previous scheme dated 3 May 2017



Extract of Ground Floor Plan - Current Proposal



View looking East along Wilson Lane - Previous scheme dated 3 May 2017



View looking East along Wilson Lane - Current Proposal



# MOORE TREES

Consulting Arborist

8th June 2017

Allen Jack & Cottier  
79 Myrtle Street  
Chippendale NSW 2008 Australia  
FAO: Dua Green, Associate / Giselle Moore



**Re: Arboricultural note for design changes**  
**Site: Carriageworks, 35-47 Wilson Lane, Darlingtown NSW**



**Introduction:** This letter has been commissioned by Allen Jack & Cottier on behalf of Scape Australia (“the Client”) to address additional information requested by City of Sydney (C of S) Council regarding the abovementioned site. This letter addresses issues relating to Trees 1, 12, 13 (Plate 1) within the site fronting Wilson Street and Trees 50 and 51 (Plate 2) being street trees along Wilson Street.

With regards to these trees the new designs show that all works are outside the TPZ distances for each tree. The ground floor plan and lower ground floor have had the TPZ and SRZ distances applied to them and can be seen on the last page of this letter.

Designs have now been altered around Tree 1 to move all building works outside the TPZ for this tree. Provided tree protection measures are implemented this tree should not be affected by the proposed works.

Trees 12 and 13 have no incursions to the TPZ areas however there is a small pedestrian foot bridge that will cross the TPZ area for these trees from Wilson Street. Provided this bridge can be constructed on piers that do not require strip footings the impacts to these trees will be minimal. Both trees are likely to require selective target pruning, with specified maximum diameter pruning cuts, in order to maintain a constant height for pedestrian access.

Street Trees numbered as 50 and 51 have no incursions to the TPZ areas and the area of the TPZ that encroaches into the client’s property will be garden area. These trees will not be affected by the proposed works.

If you have any questions or require any further information, please do not hesitate to contact me on 02 4268 0425 or 0411 712 887.

Yours sincerely



Paul Vezgoff, Consulting Arborist  
Dip Arb (Dist), Arb III, Hort cert, AA, ISA





## 5. GROUND FLOOR HYDRANT BOOSTER

5. GROUND FLOOR HYDRANT BOOSTER



5. GROUND FLOOR HYDRANT BOOSTER



The Hydrant Booster is required to have fire rated construction to 2m either side and 3m above.

To integrate the Hydrant Booster into the facade it is proposed to locate it within the facade recess as shown adjacent. The proposal has been reviewed by the project BCA consultant, Blackett Maguire + Goldsmith, and agreed that a fire engineered solution can be achieved.

HYDRANT BOOSTER BEHIND DOORS INTEGRATED INTO THE FACADE