

REFERRAL RESPONSE – TREES & LANDSCAPING

FILE NO: DA 441/2009/1
ADDRESS: 1 New Beach Road DARLING POINT 2027
PROPOSAL: Marina redevelopment
FROM: David Grey - Tree & Landscape Officer
TO: Mr P Kauter

I refer to the following documents received for this report:

- Survey Plan No.73319, drafted by Rygate & Co., dated 16 July 2008
- Architectural Drawing No.s DA 1002, DA 1003, DA 1004, DA 2000, DA 2100, DA3100, DA 3101, DA 3200, prepared by Allen Jack Cottier , dated 24 August 2009
- Arborists Report, written by Urban Tree Management, dated 17 February 2009
- Landscape Plan No. DA-L-001, designed by Oculus Landscape Architects, dated 21 July 2009 (Rev. E).

A site inspection was carried out on the following day: 29 September 2010.

ISSUES

- Existing plant material within Plantation Reserve

COMMENTS

During my site inspection I noted the poor condition and discordant nature of the plant materials located on the roadway verge, within Plantation Reserve. One of the Eucalyptus trees (Tree 12) advised for retention in the Arborists report has been removed by Council.

The remaining trees are of poor form and vigour. I have recommended condition E2 b) that would require the removal and replacement of the existing trees in the north section of the reserve. The supplied landscape plan lists Tuckeroo as one of the recommended species to be utilised in landscaping of the site.

Two good specimens of Tuckeroo already stand in Plantation reserve, immediately to the north of the trees proposed for removal. I have recommended condition E3 that would require the planting of Tuckeroos as replacement tree in Plantation Reserve. I recommend these plantings on the basis that it would provide a harmonious streetscape to supplement the existing trees. Tuckeroos are endemic to Port Jackson and are well suited to this application.

The supplied landscape plan indicates mass plantings of shrubs and ground covers to the newly constructed ends of parking bays at the front of the existing clubhouse. I recommend that the applicant is advised to consider the removal and replacement of existing shrubs and

groundcovers in the garden bed in Plantation Reserve at the front of the clubhouse. Any new plant material added to this bed should be directed at creating a harmonious theme with the plant materials in the newly planted beds within the site and in Plantation Reserve to the north of the clubhouse. The same group of plant materials should be utilised throughout.

RECOMMENDATIONS

Council's Tree and Landscape Officer has determined that the development proposal is satisfactory in terms of tree preservation and landscaping, subject to compliance with the following Conditions of Consent.

A. General Conditions

A.1 Approved Plans and supporting documents

Reference	Description	Author/Drawn	Date(s)
DA-L-001	Landscape Plan	Oculus landscape	21 July 2009
	Arborist Report	Urban Tree Management	17 Feb 2009

Standard Condition: A5

B. Conditions which must be satisfied prior to the demolition of any building or construction

B.1 Establishment of Tree Protection Zones

To limit the potential for damage to trees to be retained, Tree Protection Zones are to be established around all trees to be retained on site. The Tree Protection Zones are to comply with the following requirements;

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a) Tree Protection Zone areas

Council Ref No	Species	Location	Radius from Trunk (Metres)*
Tree 2 to Tree 9	<i>Syagrus romanzoffianum</i> Cocos palm	Front – Plantation Reserve	1m – To be fenced as a single group
16	<i>Cupressus sempervirens</i> "Stricta" (Pencil pine)	Front – NE corner	1m – Fence southern 5 trees as a group. North most tree to be removed

Note: Where this condition relates to street trees and the fence cannot be placed at the specified radius, the fencing is to be positioned so that the entire verge (nature strip) area in front of the subject property, excluding existing driveways and footpaths, is protected.

- Tree Protection Zones are to be fenced with a 1.8 metre high chainmesh or weldmesh fence to minimise disturbance to existing ground conditions. The area within the fence must be mulched, to a depth of 75mm, irrigated and maintained for the duration of the construction works.
- Trunk protection, to a maximum height permitted by the first branches, is to be installed around the trunks of the trees listed in the table below;

Council Ref No	Species	Location
Tree 2 to Tree 9	<i>Syagrus romanzoffianum</i> Cocos palm	Front – Plantation Reserve

A padding material eg. Hessian or thick carpet underlay, is to be wrapped around the trunk first. Harwood planks, 50x100mm and to the maximum possible length, are to be placed over the padding and around the trunk of the tree at 150mm centres. These planks are to be secured in place by 8 gauge wire at 300mm spacing.

- d) A sign must be erected on each side of the fence indicating the existence of a Tree Protection Zone and providing the contact details of the site Arborist.
- e) Existing soil levels must be maintained within Tree Protection Zones. Where excavation is undertaken adjacent such an area, the edge of the excavation must be stabilised, until such time as permanent measures are installed (eg. retaining wall etc) to prevent erosion within the Tree Protection Zone.
- f) Sediment control measures are to be installed around all Tree Protection Zones to protect the existing soil levels.
- g) The storage of materials, stockpiling, siting of works sheds, preparation of mixes, cleaning of tools or equipment is not permitted within Tree Protection Zones.

Site personnel must be made aware of all Tree Protection requirements, measures and any actions that constitute a breach of the Conditions of Development Consent with regard to tree protection on site during their site induction.

Standard Condition: B5

C. Conditions which must be satisfied prior to the issue of any construction certificate

NIL

D. Conditions which must be satisfied prior to the commencement of any development work

NIL

E. Conditions which must be satisfied during any development work

E.1 Tree Preservation

All persons must comply with Council's *Tree Preservation Order* ("the TPO"), other than where varied by this consent. The order applies to any tree, with a height greater than 5 metres or a diameter spread of branches greater than 3 metres, is subject to Council's *Tree Preservation Order* unless, exempted by specific provisions. Works to be carried out within a 5 metre radius of any tree, subject to the *Tree Preservation Order*, require the prior written consent of Council.

General Protection Requirements:

- a) There must be no excavation or *work* within the required Tree Protection Zone(s). The Tree Protection Zone(s) must be maintained during all *development work*.
- b) Where excavation encounters tree roots with a diameter exceeding 50mm excavation must cease. The *principal contractor* must procure an inspection of the

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tree roots exposed by a qualified arborist. Excavation must only recommence with the implementation of the recommendations of the qualified arborist or where specific instructions are given by Council's Tree Management Officer in strict accordance with such Council instructions.

- c) Where there is damage to any part of a tree the *principal contractor* must procure an inspection of the tree by a qualified arborist immediately. The *principal contractor* must immediately implement treatment as directed by the qualified arborist or where specific instructions are given by Council's Tree Management Officer in strict accordance with such Council instructions.

Note: Trees must be pruned in accordance with *Australian Standard AS 4373 "Pruning of Amenity Trees"* and *WorkCover NSW Code of Practice Amenity Tree Industry*.
Standard Condition: E8

E.2 Tree Preservation & Approved Landscaping Works

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All landscape works must be undertaken in accordance with the approved landscape plan, arborist report, tree management plan and transplant method statement as applicable.

- a) The following trees must be retained

- Trees on Private Land

Council Ref No	Species	Location	Dimension (metres)
16	<i>Cupressus sempervirens</i> "Stricta" (Pencil pine)	Front – North east corner Northern tree in row of six to be removed. Five trees to be retained	Avg. 7m

- Trees on Council Land

Council Ref No	Species	Location	Dimension (metres)	Tree Value
1	<i>Agonis flexuosa</i> Willow Myrtle	Front – South end of Plantation reserve	6 x 8	Not assess.
Tree 2 to Tree 9	<i>Syagrus romanzoffianum</i> Cocos palm	Front – Plantation Reserve	Avg. 12m	Not assess.

Note: The tree/s required to be retained should appear coloured green on the construction certificate plans.

- b) The following trees may be removed:

Council Ref No	Species	Location	Dimension (metres)
10	<i>Syagrus romanzoffianum</i> Cocos palm	Front – Plantation reserve – North end of Group	12 x 4
11	<i>Callistemon viminalis</i> Weeping Bottlebrush	Front – Plantation Reserve - Centre	5 x 6
13	<i>Callistemon viminalis</i> Weeping Bottlebrush	Front – Plantation Reserve - Centre	3 x 2
14	<i>Eucalyptus leucoxylon</i> Yellow Gum	Front – Plantation reserve – North	11 x 9
15	<i>Agonis flexuosa</i> Willow Myrtle	Front – Plantation reserve –	7 x 7

		North	
16	<i>Cupressus sempervirens</i> "Stricta" (Pencil pine)	Front – NE corner. Northern most tree only to be removed. Five trees to remain	Avg. 7m
17	<i>Agonis flexuosa</i> Willow Myrtle	Within site adjacent to entry boom gate	5 x 5

Note: The tree/s that may be removed should appear coloured red on the construction certificate plans.

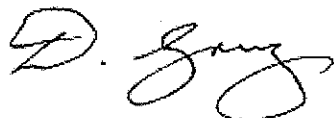
E.3 Replacement trees which must be planted

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The following compensatory replacement plantings must be planted to ensure the preservation of the landscape character of the area. Areas for future planting must be plotted on the submitted landscape or architectural plans and be protected from damage, especially soil compaction and contamination from construction activity by erecting a barrier or implementing ground protection. Where ground protection during construction activity is not implemented, remediation measures prior to planting such as soil ripping or subsoil aeration must be employed.

Any replacement plant is to be maintained in a healthy and vigorous condition until it attains a height of 5 metres or a spread of 3 metres, whereby it will be protected by Council's Tree Preservation Order. If the replacement plant is found to be faulty, damaged, dying or dead before it attains a size whereby it is protected by Council's Tree Preservation Order, it must be replaced with another of the same species which complies with the criteria outlined below.

Species/Type	Planting Location	Container Size or Size of Tree (@ time of planting)	Minimum Dimensions at Maturity
6 X <i>Cupaniopsis anacardiodes</i> Tuckeroo	Front – Plantation Reserve – Trees to be evenly spaced in 54 metre strip adjacent to removed tree No10 to No15	200 litre	6 x 8
All replacement trees are to be NATSPEC grown.			



David Grey
Tree Officer