

26 August 2010

## REFERRAL RESPONSE – TREES & LANDSCAPING

**FILE NO:** DA 257/2010/1

**ADDRESS:** 88 Newcastle Street ROSE BAY 2029

**PROPOSAL:** The demolition of 88 Newcastle Street (dwelling), 94 Newcastle Street (dwelling), 96-98 Newcastle Street (St Paul's Anglican Church and former Parish Hall) and the construction of a mixed use development comprising of a new residential flat building, new childcare centre, and the retention of the existing Greek Orthodox Church of the Parish of St George.

**FROM:** Andrew Simpson Tree Management Officer

**TO:** Ms E Smith

I refer to the following documents received for this report:

- Statement of Environmental Effects, prepared by Lockery Planning and Development Solutions Pty Ltd, dated May 2010
- Survey Plan No 202709, drafted by W. Buxton Pty Ltd, dated 12.03.09
- Architectural Plan Nos DA01, DA01a, DA02, DA03, DA04, DA05, DA06, DA07, DA08, DA08a, DA09, DA10, DA10a, DA11, DA11a, DA13, drawn by Berald Design, dated March 10
- Arborists Report, prepared by Growing My Way, dated July 2010
- Landscape Plan Nos 10/1478/DA2 Sheets 1-6, designed by Paul Scrivener, dated 29.04.10

**A site inspection was carried out on the following day:** 23<sup>rd</sup> June 2010

### ISSUES

- Insufficient information regarding impact on trees to be retained

### COMMENTS

Twenty seven (27) trees will potentially be impacted by the proposed works and are discussed in detail below.

#### **Council-managed trees**

Trees 1, 2, 3 and 4 are positioned on the road reserve of Newcastle Street and are Council-managed trees. Trees 5 and 6 are also Council-managed which are positioned on the road reserve of Old South Head Road.

Trees 1, 2, 4, 5 and 6 are proposed to be retained as part of the development with works proposed within the Tree Protection Zones (TPZ) of these trees. The TPZ as defined by the Australian Standard The Protection of Trees on Development Sites (AS 4970 -2009) as '*a specified area above and below ground and at a given distance from the trunk set aside for*

*the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development'.*

However, retaining walls along the property boundaries adjacent to these trees is likely to have impeded root spread within the development area. These trees should not be impacted.

Tree 3 is proposed to be removed to accommodate the driveway crossover servicing Newcastle Street.

Tree 3 is part of a row of four (4) street trees of the same species which, based on their dimensions are estimated to be approximately 20 years old. These trees have been sympathetically pruned (comparative to most street trees) to accommodate the overhead service wires positioned above their canopies. As a group, these trees provide a high contribution to the amenity of the surrounding area. This group of trees has a remaining life expectancy range in excess of 15 years. These trees should be retained and protected.

#### **Tree removal**

Ten (10) trees positioned within the subject site are proposed to be removed as they are within the building footprint, of these:

- Trees 7, 8, 10, 11, 16 and 17 provide a low contribution to the amenity of the immediate area and are not considered worthy of retention
- Tree 13 has a remaining life expectancy of less than 10 years due to health and structural issues and is not considered worthy of retention.
- Trees, 14, 15, and 20 are species which are exempt from the provisions of Council's Tree Preservation Order and can be removed without consent

#### **Tree retention**

Trees 18, 19, 21, 22 and 23 are positioned within the subject site and are proposed to be retained. Works within the TPZs of these trees include excavations for:

- foundations of a shade structure
- a sandpit
- seats
- child play equipment
- soft fall material
- rubberised soft fall bicycle track
- drainage pit

The Arborist Report prepared by Growing My Way suggests that these trees can be viability retained however there is no detail regarding tree sensitive construction techniques, materials or protection measures. The works as described above will result in the severance of roots found within their TPZs which will lead to a decline in health and/or impact stability.

## **RECOMMENDATIONS**

Council's Tree and Landscape Officer has determined that the proposal is not satisfactory in its current form. Refusal of this application is recommended for the following reasons;

Trees 1, 2, 3 and 4 combine to provide a high contribution to the amenity of the surrounding area. These trees have a remaining life expectancy range in excess of 15 years. The driveway crossover should be relocated outside the Tree Protection Zone of these trees to facilitate their retention.

Insufficient information has been provided regarding the impact of proposed works on Trees 18, 19, 21, 22 and 23 which are proposed trees to be retained. A comprehensive assessment of the impact of proposed works on these trees could not be undertaken based on the provided information. Detail has not been provided on tree sensitive construction techniques, materials or protection measures for these trees.

Andrew Simpson  
**Tree Officer**

## REFERRAL RESPONSE – TREES & LANDSCAPING

**FILE NO:** DA 257/2010/1

**ADDRESS:** 88 Newcastle Street ROSE BAY 2029

**PROPOSAL:** The demolition of 88 Newcastle Street (dwelling), 94 Newcastle Street (dwelling), 96-98 Newcastle Street (St Paul's Anglican Church and former Parish Hall) and the construction of a mixed use development comprising of a new residential flat building, new childcare centre, and the retention of the existing Greek Orthodox Church of the Parish of St George.

**FROM:** Andrew Simpson Tree Management Officer

**TO:** Ms L McMahon

I refer to the following documents received for this report:

- Statement of Environmental Effects, prepared by Lockrey Planning and Development Solutions, dated May 2010
- Architectural Plan Nos DA01, DA01a, DA02, DA03, DA04, DA05, DA06, DA07, DA08, DA08a, DA09, DA10, DA10a, DA11 and DA11a, drawn by Berald Design, dated 03.05.10
- Landscape Plan Nos 10/1478/DA1 - DA6, designed by Paul Scrivener Landscape Architect, dated 29.04.10.

**A site inspection was carried out on the following day:** 25.06.10

### ISSUES

- Removal of several small - medium canopy trees
- An Arboricultural Impact Assessment Report should be provided to determine the impact of proposed works on trees to be retained.

### COMMENTS

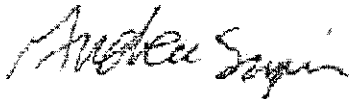
The proposed Landscape Site Plan DA1 appears to indicate the removal of fifteen (15) trees. In general, there is no issue with the removal of these trees as they are small – medium sized canopy trees which provide a low to moderate contribution to the surrounding area. Furthermore, several of these are *Olea europea* var. *africana* (African Olive) which are exempt species from Council's Tree Preservation Order 2006.

Several trees including Council-managed street trees are proposed to be retained as part of the works. However, an assessment of the impact of the proposed development and the feasibility of retaining these trees has not been undertaken.

## RECOMMENDATIONS

The following information is required before further assessment of the application can be undertaken;

1. A detailed assessment of the health and structure of trees within and adjacent to the site (including Council-managed trees) should be undertaken. A retention value should also be allocated to all trees based on this assessment.
2. An Arboricultural Impact Assessment Report (AIA) in accordance with the Australian Standard *The Protection of Trees on Development Sites* (AS 4970 -2009) should also be provided for trees proposed for retention.



Andrew Simpson  
**Tree Officer**