

REFERRAL RESPONSE – TREES & LANDSCAPING

FILE NO: DA 502/2016/1
ADDRESS: 6-8 Queens Avenue Vacluse
PROPOSAL: Amalgamation of existing allotments to form new dual occupancy.
Heritage dwelling at No 6 Queens Avenue to be restored & adapted.
Dwelling at No 8 Queens Avenue to be demolished with new dwelling to be constructed in same location. Shared basement parking, swimming pool with associated landscaping & earthworks
FROM: Simone Woodman - Tree Officer
TO: Mr D Booth

I refer to the following documents received for this report:

- Statement of Environmental Effects, prepared by , dated **OR** received by Council on
- Survey Plan Drawing No. B2051-No8 – Sheet 1-4/B, drafted by Project Surveyors, dated 12/07/2016
- Architectural Drawing No.s 1100/I, 1101/I, 1102/I, 1103/E, 2101/F, 2102/F, 3000/F, 3001/F, 3002/F, drawn by Tzannes, dated 15/11/2016
- Arboricultural Impact Assessment Report, written by , dated
- Landscape Plan No. s LP02-3616 issue 01/B, designed by William Dangar, dated November 2016
- Correspondence titled 6 & 8 Queens Ave, Vacluse Landscape DA submission, written by William Dangar, dated 16/11/2016

Relevant Control:

- Woollahra Local Environment Plan 2014
- Woollahra Residential Development Control Plan 2015
- The comments and recommendations within this Referral Response have taken into consideration the guidelines established within Australian Standard AS 4373 – Pruning of amenity trees and Australian Standard AS 4970 – Protection of trees on development sites

COMMENTS

Located within the subject property are twelve trees and well established hedges along the southern and northern boundaries. From the information supplied it would appear that all existing trees and established hedges with the exception of one Kentia Palm are proposed for removal as part of the submitted proposal. The landscape value of the trees and hedges proposed for removal are however of moderate to low landscape significance.

The submitted landscape plan proposes the planting of advanced sized trees for hedging and five specimen trees within the two amalgamated properties. Tree and Landscape Pre DA comments dated 13/10/2016 indicated the proposed soil depth in the location for the proposed

Jacaranda should be a minimum one metre. Submitted correspondence titled 6 & 8 Queens Ave, Vacluse Landscape DA submission, written by William Dangar, dated 16/11/2016 details the soil depth in the location of the proposed Jacaranda is to be 600mm. This will restrict the growth of the Jacaranda and may alleviate concerns from surrounding properties regarding the potential for the Jacaranda to blocking views. The lesser soil depth in this instance would be acceptable.

Accordingly the submitted landscape plan is satisfactory.

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.

CONDITIONS OF CONSENT

Please note that the standard conditions of consent are generally modified by the Technical Services Department to suit a particular development application. Please ensure all Technical Services conditions of consent are cut and pasted from this document only, and not inserted as standard conditions using the automatically generated (F3) function

A. General Conditions

A.1 Tree Preservation & Approved Landscaping Works

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

a) The following trees shall be retained

- Trees on Private Land

Council Ref No.	Species	Location	Dimension (metres)
1	<i>Howea forsteriana</i> (Kentia palm)	Eastern side of existing dwelling on 6 Queens Avenue Vacluse	8 x 3

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)
3	<i>Syzygium sp.</i> (Lillypilly) – hedge	South east and south western boundaries of 6 Queens Avenue Vacluse	5 metres high
4	<i>Olea europea var. europea</i> (European Olive)	Northern façade of existing dwelling on 6 Queens Avenue Vacluse	5 x 4
5	<i>Olea europea var. europea</i> (European Olive)	Northern façade of existing dwelling on 6 Queens Avenue Vacluse	5 x 4
6, 7, 8, 9	<i>Olea europea var. europea</i> (European Olive)	North eastern area of 6 Queens Avenue Vacluse	5 x 4 each
10	<i>Murraya paniculata</i> (Mock	Northern boundary of 6 Queens	4 high x 3

	Orange) – hedge	Avenue Vacluse	depth
11	<i>Phoenix canariensis</i> (Canary Island Date palm)	North eastern corner of existing dwelling on 6 Queens Avenue Vacluse	7 x 4
12	<i>Syagrus romanzoffianum</i> (Cocos palm)*	Eastern side of existing dwelling on 6 Queens Avenue Vacluse	8 x 4
13	<i>Plumeria acutifolia</i> (Frangipani)	Eastern side of existing dwelling on 6 Queens Avenue Vacluse	4 x 4
14	<i>Ulmus parvifolia</i> (Chinese Weeping Elm)	Western side of front entrance gate to 6 Queens Avenue Vacluse	5 x 5
15	<i>Ulmus parvifolia</i> (Chinese Weeping Elm)	Eastern side of front entrance gate to 6 Queens Avenue Vacluse	5 x 5
16	<i>Cupressocyparis leylandii</i> (Leyland Cypress) – hedge	Eastern side boundary of 6 Queens Avenue Vacluse	5 metres high
17	<i>Thuja sp.</i> (Arborvitae)	Western side boundary of 8 Queens Avenue Vacluse	5 metres high

Note: Tree/s to be removed shall appear coloured red on the construction certificate plans.

* Tree is listed as an exempt species in Woollahra Council's Tree Management DCP. Consent from Council is not required to remove exempt tree species.

A.2 Approved Plans and supporting documents

Reference	Description	Author/Drawn	Date(s)
Plan No. s LP02-3616 issue 01/B	Landscape Plan	William Dangar	November 2016

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

B.1 Establishment of Tree Protection Zones (TPZ)

Tree Protection Zones shall be established around all trees to be retained and in accordance with Section 4 of the *Australian Standard Protection of Trees on Development Sites* (AS 4970- 2009). Tree protection zones must also comply with the following requirements;

a) Tree Protection Zone areas

Council Ref No.	Species	Location	Radius from Centre of Trunk (Metres)
1	<i>Howea forsteriana</i> (Kentia palm)	Eastern side of existing dwelling on 6 Queens Avenue Vacluse	2

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

Note: Where this condition relates to trees on private property the radial distance of fencing shall be positioned only within the subject property.

b) Tree Protection Zones shall be fenced with a 1.8 metre high chainmesh or weldmesh fence and secured to restrict access. The fence shall be established prior to any materials being bought onto the site and before the commencement of works including demolition. The area within the fence shall be mulched and maintained to a depth of 75mm. The soil within the TPZ shall be kept in a moist

condition for the duration of the construction works. Unless approved by the site arborist there shall be no access within the TPZ.

- c) A sign identifying the Tree Protection Zone shall be erected on each side of the protection fence indicating the existence of a TPZ. Signage must be visible from within the development site.
- d) No excavation, construction activity, grade changes, storage of materials, stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones, unless specified in Condition B.2 of this consent.
- e) Establishment of Ground protection
Temporary access within the TPZ for pedestrian and machinery movements shall only be permitted with the approval of the site arborist or unless specified in Condition B.2 of this consent. Appropriate ground protection shall be installed under the supervision of the site arborist.
- f) All site personnel and contractors must be made aware of all tree protection requirements associated with these conditions of consent.
- g) The project arborist shall provide written certification of compliance with the above condition.

B.2 Permissible work within Tree Protection Zones

The following works are permissible within the Tree Protection Zone:

Council Ref No.	Species	Radius from Trunk (metres)	Approved works
1	<i>Howea forsteriana</i> (Kentia palm)	2	Approved soft landscaping

The project arborist shall provide written certification of compliance with the above condition.

B.3 Arborists Documentation and Compliance Checklist

The site arborist shall provide written certification that all tree protection measures and construction techniques relevant to this consent have been complied with. Documentation for each site visit shall include:

- A record of the condition of trees to be retained prior to and throughout development
- Recommended actions to improve site conditions and rectification of non-compliance
- Recommendations for future works which may impact the trees

All compliance certification documents shall be kept on site by the Site Foreman.

As a minimum the following intervals of site inspections must be made:

Stage of arboricultural inspection	Compliance documentation and photos
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	shall be included
Installation of tree protection fencing	Compliance with tree protection measures
Prior to the issue of a Final Occupation Certificate	Supervise the dismantling of tree protection measures

Inspections and compliance documentation shall be made by an arborist with AQF Level 5 qualifications.

Additional site visits shall be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.

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

C.1 Tree Management Plan

The *Construction Certificate* plans and specifications required by clause 139 of the *Regulation* must show the following information:

- a) Trees to be numbered in accordance with these conditions:
 - shaded green where required to be retained and protected
 - shaded red where authorised to be removed
 - shaded yellow where required to be transplanted
 - shaded blue where required to be pruned
- b) References to applicable tree management plan, arborists report, transplant method statement or bush regeneration management plan.

This plan shall be kept on site until the issue of the final occupation certificate.

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 Development Control Plan (DCP) 2015, Tree Management Chapter E3 other than where varied by this consent. The DCP applies to any tree with a height greater than 5 metres or a diameter spread of branches greater than 3 metres.

General Protection Requirements

- a) There shall be no excavation or work within a Tree Protection Zone (TPZ). The TPZ must be maintained during all development work unless otherwise specified within these conditions of consent.
- b) Excavation must cease where tree roots with a diameter exceeding 30mm are exposed. The *principal contractor* must procure an inspection of the exposed tree roots by an arborist with a minimum AQF Level 5 qualification. Excavation must

only recommence with the implementation of the recommendations of the arborist.

- 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 arborist. The arborist is to supply a detailed report to the appointed certifier.

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*.

E.2 Replacement/Supplementary trees which must be planted

Any replacement or supplementary tree shall be grown in accordance with Tree stock for landscape use (AS 2303:2015). The replacement tree shall be planted in *deep soil landscaped area* and maintained in a healthy and vigorous condition. If the replacement tree 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/Size of Tree (at planting)	Minimum Dimensions at Maturity (metres)
1 x <i>Acer palmatum</i> (Japanese Maple)	In accordance with Landscape Plan No. s LP02-3616 issue 01/B, designed by William Dangar, dated November 2016	400 litre	5 x 3
1 x <i>Jacaranda mimosifolia</i> (Jacaranda)		400 litre	8 x 8
2 x <i>Magnolia grandiflora</i> 'Exmouth' (Bull Bay Magnolia)		1000 litre each	8 x 5 each
1 x <i>Zelkova serrata</i> (Japanese Elm)		1000 litre	10 x 5

The project arborist shall document compliance with the above condition.

F. Conditions which must be satisfied prior to any occupation or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)

F.1 Amenity Landscaping

The *owner* or *principal contractor* must install all approved amenity landscaping (screen planting, soil stabilisation planting, etc.) prior to any occupation or use of the site.

Note: This condition has been imposed to ensure that the environmental impacts of the development are mitigated by approved landscaping prior to any occupation of the development.

G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate

Nil

H. Conditions which must be satisfied prior to the issue of a Final Occupation Certificate (s109C(1)(c))

H.1 Landscaping

The *principal contractor* or *owner* must provide to *PCA* a works-as-executed landscape plan and certification from a qualified landscape architect/designer, horticulturist and/or arborist as applicable to the effect that the works comply with this consent.

Note: This condition has been imposed to ensure that all Landscaping work is completed prior to the issue of the Final Occupation Certificate.

I. Conditions which must be satisfied during the ongoing use of the development

Nil

J. Miscellaneous Conditions

Nil

K. Advisings

K.1 Pruning or Removing a Tree Growing on Private Property

Woollahra Municipal Council's Development Control Plan (DCP) 2015, Tree Management Chapter E3 may require that an application be made to Council prior to pruning or removing any tree. The aim is to secure the amenity of trees and preserve the existing landscape within our urban environment.

Before you prune or remove a tree, make sure you read all relevant conditions. You can obtain a copy of the DCP from Council's website www.woollahra.nsw.gov.au or you may contact Council on 9391-7000 for further advice.



Simone Woodman
Tree Officer