

## Annexure 5

5 April 2019

### REFERRAL RESPONSE – TREES & LANDSCAPING

**FILE NO:** DA 438/2015/2

**ADDRESS:** 30 Alma Street PADDINGTON 2021

**PROPOSAL:** Modifications to the approved stage 1 concept proposal which includes building envelopes, indicative uses, vehicle access and car parking and the heritage interpretation strategy

**FROM:** David Grey - Tree & Landscape Officer

**TO:** Mr M Moratelli

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**I refer to the following documents received for this report:**

- Planning Statement, prepared by Sutherland Planning, dated December 2018
- Survey Plan No. DA 1004 , drafted by Cottee Parker, dated 11 October 2018
- Architectural Drawing No. 1001 – 1007, 1201, 2010 – 2013, 3050 – 3052, 3101, drawn by Cottee Parker, dated 20 December 2018
- Arboricultural Impact Assessment Report, written by Tree IQ (Revision A), dated 1 September 2015.

A site inspection was carried out on 28 March 2019

**Relevant Control:**

- Woollahra Local Environment Plan 2014
- Woollahra 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

**SUMMARY**

- Potential impacts to Council and private trees on Glenmore Road frontage. Proposed removal of one private tree and one significant Council tree.
- Reduced landscaping of the site

## COMMENTS

### **Tree Impacts**

The principal landscape issue with this Section 4.55 application is the potential for the proposed vehicle exit driveway to Glenmore Road at the south east corner of the site to impact adjacent mature trees. These trees being a group of Jacaranda trees on the site adjacent to the Glenmore Road boundary and three Lemon-scented Gum trees standing on the Council verge. These trees were seen as being remote from the originally proposed works and were not assessed or numbered in the original Tree IQ arborists report (1 September 2015).

The supplied Cottee Parker drawing DA 2010 (20 December 2018) indicates the new driveway crossing as passing to Glenmore Road between two of the three Lemon-scented Gum trees standing on the Council verge. The centre tree of the three is proposed to be removed along with a Jacaranda tree on the site. This new crossing would also be a major encroachment on the root protection zones of the two remaining Council trees. These Lemon-scented Gum trees have clearly the highest landscape value of any of the trees in this group and must be retained.

I recommend that the applicant is advised to consider construction options that would permit the exit ramp to be located to the west of the three Lemon-scented Gum trees. Arborists advice should be sought prior to the design location of any driveway crossing to Glenmore Road adjacent to Council trees. Removal of lower landscape value trees may be acceptable to permit preservation of the Lemon-scented Gums.

I have recommended the supply of an Arborists Impact Assessment report that assesses potential impacts to all trees public and private that may be impacted by these proposed alterations.

Please note that the additional information requested in Nick William's referral response of 20 October 2015 with regard to potential impacts to Tree 85, 86, 88 and 89 is redundant. The originally proposed Glenmore Road driveway crossings to the child care centre adjacent to these Council trees have been deleted by this Section 4.55 application.

### **Reduced Landscaping**

As this Section 4.55 application remains at the concept stage, no detailed information is provided as to revised landscaping. A comparison of Indicative site layout Concept Plans, approved and amended (Planning Statement page 25), appears to indicate a substantial reduction in landscaping of the site. This loss of landscaping opportunity principally due to the provision of increased vehicle parking. This, in turn, means loss of amenity and increased areas of asphalt surfaces with a resultant increased solar heat absorption on the site.

I have recommended that the applicant is advised to consider design that will maximise the percentage of tree canopy coverage of the site. Some emphasis should be placed on this canopy coverage shading area that have the potential to act as urban heat sinks.

## RECOMMENDATIONS

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

Supply modified drawings that indicate the proposed driveway crossing to Glenmore Road is to be located to the west of the group of three mature Lemon-scented Gum trees standing on the Council verge adjacent to the south east corner of the site. It is recommended that Arborists advice is sought pre-design on the location of any

driveway crossing adjacent to the Lemon-scented Gum trees. The three Lemon-scented Gum trees must be retained.

Supply an Arborists Impact Assessment report addressing any tree impacts that may arise from the construction of the proposed Glenmore Road driveway exit ramp. The report must comply with the recommendations of AS 4970 Protection of trees on development sites. Root mapping must be undertaken where excavations are proposed within AS 4970 defined Structural Root Zones of any tree to be retained.

The applicant should be advised that wherever mature trees are proposed for removal Council will be seeking new tree plantings to replace any lost tree canopy coverage. Landscaping of the site should maximise tree canopy coverage with an emphasis placed on the shading of areas that may act as urban heat sinks.

A handwritten signature in black ink, appearing to read 'D. Grey', with a stylized, cursive script.

David Grey  
Tree Officer