

Landscape Referral Response

Application Number:	DA2020/0395
Date:	03/06/2020
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 3 DP 1018621 , 6 Namona Street NORTH NARRABEEN NSW 2101

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

This application seeks approval for the installation of one (1) six module Administration demountable building. The Statement of Environmental Effects (SoEE) advises that major upgrades for the school are in early planning stages which will provide an upgraded Administration Building, and that the demountable building is thus temporary.

The current application documents do not locate the proposed demountable building definitively onto the site and instead the SoEE provides an indicative demountable building location as shown:



The SoEE indicates the removal of one existing tree impacted by the indicative location of the demountable, and anticipated to additionally facilitate crane access to 'drop-in' the demountable. The plans are conceptual with no site layout information and it is not known if other trees may be impacted at this stage.

The removal of the existing tree as currently shown within the SoEE is acceptable subject to the Masterplan options for future development utilising this siting area for the demountable as a site for a permanent school building, and subject to one tree replacement of a locally indigenous tree elsewhere on schools grounds.

No information is provided on the methodology for protection of existing trees within close proximity to the demountable nor the trees within proximity to the expected crane access route. Additionally no information is provided on the location of pad footings within the tree protection zone of existing trees in close proximity to the demountable.

To alleviate these concerns Site Plans are required to locate the demountable utilising survey information including nearby buildings, trees and services. Additionally a AQF Level 5 Arborist shall be engaged to provide arboricultural assessment to determine accurately the impact to existing trees, including impact of the location of the demountable upon tree protection zones, and other site trees that may be impacted by crane movements throughout the site. The Arborist shall provide recommendations on siting guidelines for the pad footings to support the demountable piers.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.