

Application Number: DA2023/1107

Date: 25/09/2023

Proposed Development: Change of use and alterations and additions to Office C for the purpose of a childcare center and landscaping

Responsible Officer: Nick Keeler

Land to be developed (Address): Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

## NOTES REGARDING LANDSCAPE REFERRAL RESPONSE FROM NORTHERN BEACHES COUNCIL:

### 1.0 GENERAL COMMENT:

Following the review of the Landscape Referral Response from Northern Beaches Council my client has requested that a new landscape plan be submitted. The proposed plan will seek minor modifications of the approved landscape plan included with DA2019/1346 to allow for child outdoor recreation activities. This will be submitted following the review by an arborist to develop an Arboricultural Impact Assessment (AIA) as required.

### 2.0 COMMENTS ON THE SPECIFIC ISSUES RAISED IN THE LANDSCAPE REFERRAL RESPONSE

The Landscape Referral raises the following concerns in relation to the reviewed landscape plan:

*2.1 The Tree Risk Assessment provided with the application does not comment on the impact of proposed works to the trees which are to be retained. Artificial turf will almost entirely impact structural root zones and tree protection zones, and sandstone flagging will impact tree protection zones; comment in the form of an Arboricultural Impact Assessment (AIA) is required (refer to Council's DA Lodgment Requirements under AIA Report for more information).*

- 2.1.1 Artificial turf is not proposed as part of the landscape works. It is proposed to maintain a natural grass cover. Therefore permeability will be maintained.
- 2.1.2 Sandstone flagging proposed is to replace the existing tiled area only. It is proposed to extend the area of paving with permeable paving such as crushed sandstone. This will allow penetration of moisture in the sub surface area within the TPZ areas of existing trees.
- 2.1.3 An Arboricultural Impact Assessment is currently being prepared to be submitted to Council. The engaged consultant is Martin Peacock of Peacock Tree Care, a member of the Institute of Australian Consulting Arboriculturists/IACA.

3.0 *The Arborist shall outline the tree sensitive construction methodology required to mitigate impact to existing trees to be retained and provide comment that the landscape proposal is acceptable in terms of tree protection/retention.*

3.1 As noted above the existing natural grass cover will be maintained and where paving is proposed it will be permeable paving, such as crushed sandstone, installed. The only proposed structures affecting a TPZ is:

- A sandpit, 6m x 3m, constructed with timber sleepers on flat so only minimal ground penetration to level base. Finished height to be 300mm high.
- Log seats to 3-400mm high.
- Timber log balance beams to 400mm high. Post holes to be manually dug to ensure tree roots are not impacted.
- A fence and gate along the access driveway garden bed off South Creek Rd. This fence will match the existing fence installed under DA2019/1346.



4.0 *The Tree Risk Assessment shows 6 trees to be removed and the plans show 10 trees to be removed; please coordinate and clarify. Trees that have previously been removed shall be identified to avoid confusion.*

4.1 Regarding tree removals following a review the only trees proposed to be removed are:

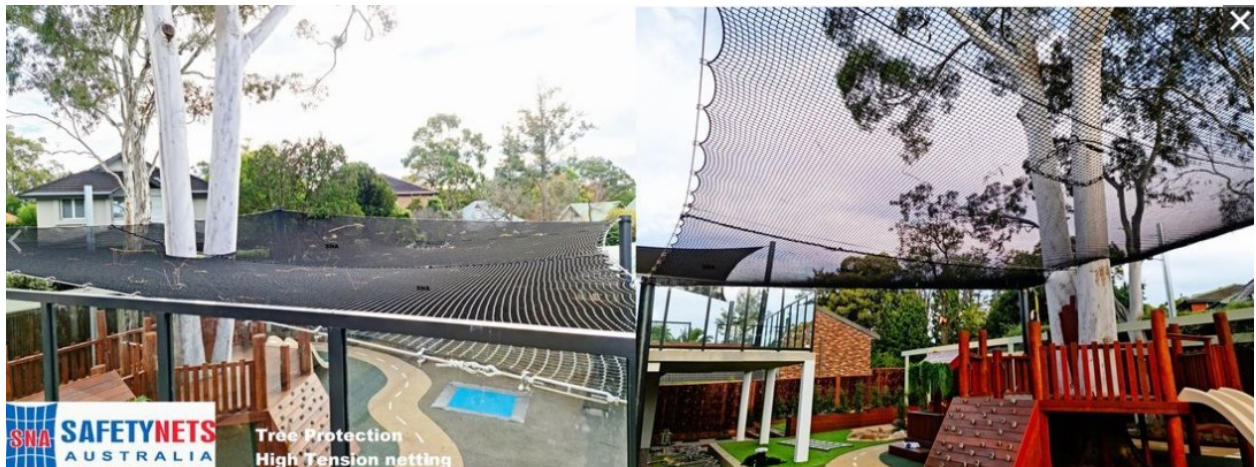
- T063 – *Lagunaria patersonii* - Norfolk Island Hibiscus
- T068 – *Plumeria rubra* – Frangipani
- T072 - *Melaleuca bracteata* – Tea-tree

4.2 The landscape plan is amended to reflect this. Additional endemic species of trees will be planted to replace removed Melaleuca. It is proposed to replace the four removed plants with eight trees, species selected from the Northern Beaches Council Narrabeen Ward species list and include:

- *Angophora costata*
- *Banksia ericifolia*
- *Eucalyptus haemastoma*
- *Eucalyptus botryoides*

Proposed pot size is 45litre.

- 4.3 All other existing trees will be maintained with regular risk assessments undertaken by qualified arborists. Any dead wood or hazardous branches will be removed. Where feasible a netting system will be installed to further protect the children from falling branches.
- 5.0 *Landscape Referral questions the suitability of a childcare play area under mature Eucalyptus species and raises concerns that construction impacts and ongoing risk may eventually require the removal of the entire mature canopy in this area, if the application is approved.*
- 5.1 It is the intention to maintain the existing mature and significant trees on site. As noted above all mature trees will be maintained and regular inspections and risk assessments will be undertaken to monitor the trees. Where feasible a netting system will be installed to further protect the children from falling branches. The netting as supplied by Safety Net Australia will be designed to capture debris and branches while allowing the egress of fauna. Safety Net Australia have good experience in netting for child care centers. The nets are manufactured to meet ISO9001/EN1263-1.



6. The landscape referral notes the existing fence is to be replaced however this was proposed under DA2019/1346 as noted. It is accepted that this fence will remain. It is proposed to install the same type of fence along the southern boundary access road to minimize risk to children. This fence will include a gate to facilitate emergency exit and paramedic access to the outdoor area.
7. The landscape referral notes the newly planted vegetation under DA2019/1346 should be retained. This is agreed to.
8. The new landscape plan to be submitted will:
- Essentially retain the existing trees with regular maintenance and a netting system.  
Remove 4 Melaleuca trees in poor condition and replace with eight local endemic tree species.  
Pot size 45litre.
  - Retain the existing plantings approved under DA2019/1346.
  - Ensure any additional paved areas will be permeable paving.
  - Retain the existing fence approved under DA2019/1346.

- e) Provide additional fencing along the access driveway to match the boundary fence installed.
9. The site's biodiversity has been considered with regards to impacts of the proposed development. With the retention of major trees on the site and the planting of additional local tree species the landscape proposal will not have a negative impact on local biodiversity.

Rod Ward

B.L.Arch (RMIT 1991)

Cert. Hort. (Ryde School of Horticulture 1985)