

State Agency Consultation - Planning Proposal 45-47 Tennyson Avenue and 105 Eastern Road, Turramurra

Matters raised in submission	Council Comment	Recommendation
Environment, Energy and Science Group (EES)		
<p>Biodiversity</p> <ul style="list-style-type: none"> • Section 3.2.1 of Ecological Report notes there are 3 species on the site that match the Scientific Committee’s Final Determination for the listing of Blum Gum High Forest as CEEC. Bordered Panic Grass (<i>Entolasia marginata</i>) was recorded as native plant likely to be naturally occurring on the site or adjacent to the site, this is also on the species list in the Final Determination. Therefore there are potentially four species on the site which match those in the Final Determination. Ecological Report states that there is no native ground covers – so further clarification is required. • Ecological Report states 4 of the 15 native plant species found on site were apparently planted but does not specify what these species are. EES is concerned that one of the 4 species supposedly planted may be <i>Szygium paniculatum</i>. This is a threatened tree species and is often assumed to be planted, but can occasionally occur naturally in BGHF • No discussion on potential indirect impacts on BGHF e.g. overshadowing, hydrological impacts or impacts to tree roots from basement construction. • Proposal will result in impacts to threatened fauna habitats, through loss or reduced canopy of a number of trees and potential indirect impacts. • Proposal notes 5 trees to be removed, but it is unclear if additional trees could potentially be removed from the site at the DA Stage. For example, requirement for further root mapping to determine impacts from basement construction on 3 additional trees – not clear if these trees are BGHF • Recommend that footprint of proposal is amended to avoid pruning of BGHF canopy. • EES supports the planting of BGHF species on site and recommends: <ul style="list-style-type: none"> ○ Replace any removed trees at a ratio greater than 1:1 	<ul style="list-style-type: none"> • Council note that <i>Entolasia marginata</i> is a ground cover species included in the Scientific Committee’s Final Determination for the listing of Blum Gum High Forest as CEEC. The error within the consultants ecological report however is not considered consequential, as it’s agreed by all parties that the site contains vegetation commensurate with the listed community. This correction serves to strengthen the conclusion. Any subsequent ecological report including for any DA should note the correct ground cover species and their place within the BGHF final determination. • <i>Szygium paniculatum</i> is unlikely to naturally occur within Ku-ring-gai. The species is very commonly planted in private gardens and this specimen, located in an old nursery is considered to have been planted and not a naturally occurring specimen of the threatened species. • The concerns related to indirect impacts are noted and these are matters that will require additional consideration at DA stage. • Additional root mapping is required to allow for mitigation measures to be appropriately put in place to avoid additional impacts. The site specific DCP is made with a number of assumptions related to tree health and position 	<p>No amendment to Planning Proposal or site-specific DCP</p>

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<ul style="list-style-type: none"> ○ Use a diversity of local native provenance BGHF species (trees, shrubs and groundcovers) be used ○ Development footprint provides sufficient area for existing and planted BGHF trees to grow to maturity without need for pruning ○ Planted area of BGHF species is as large as possible on the site ● Provision of basement only car parking would reduce the proposed building footprint and provide additional space on site to establish BGHF plantings and avoid need to prune BGHF trees. EES recommends that the provision of basement parking (consistent with draft DCP – for example 2 levels) rather than a mix of on-grade and basement parking 	<p>that are not known until appropriate root mapping takes place. This would be a requirement at DA stage. The trees requiring additional mapping include the mature blackbutts onsite.</p> <ul style="list-style-type: none"> ● Comments related to planting are noted. Council seeks to achieve no-net-loss of canopy and biodiversity and this will be achieved through planting onsite of BGHF species from all stratum. ● Comments related to basement parking and the ability to use basement parking to reduce the building footprint are noted and align with the objective of the DCP. 	
<p>Flood</p> <ul style="list-style-type: none"> ● Lovers Jump Creek Floodplain Risk Management Study and Plan shows the area of the site adjacent to Eastern Road and extended from Alice Street to Tennyson Avenue as impacted by overland flow in the 1% AEP ● Proponent is required to refer to Council’s study and address impacts of the proposal on flooding behaviour and identify required management options and development controls 	<p>Flood study’s and relevant DCP controls are required to be considered at the development application stage. The site does not contain areas of high hazard or floodway or flood storage areas.</p>	<p>No amendment to Planning Proposal or site-specific DCP</p>
<p>Site Specific DCP</p> <ul style="list-style-type: none"> ● EES recommends planting Blue Gum, Blackbutt and Turpentine trees and using Turpentine trees adjacent to buildings and high use area ● EES recommends planting a mix of BGHF trees, shrubs, groundcover species which are of local provenance ● EES recommends street landscape planting along Eastern Road and Tennyson Avenue to be local native canopy trees. ● EES supports the inclusion of Objective 6, 7, and Control 2, and recommends the following amendments: 	<p>All comments noted and supported with some minor amendments, such as removal of ‘<i>provenance</i>’ with the exception of:</p> <ul style="list-style-type: none"> ● Objective 6 – this objective relates more broadly to the streetscape and public domain, and not specifically Blue Gum High Forest. ● (v) - which is a condition related to tree controls and which Council will implement in far greater detail and in reference to the applicable Australian Standards at DA stage. 	<ul style="list-style-type: none"> ● 14D.1 and 14D.2 Objective 7: to retain, and protect, the local native vegetation including Blue Gum High Forest Critically Endangered Ecological Community (CEEC) and to restore and revegetate a mix of

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<ul style="list-style-type: none"> ○ Objective 6: to enhance the amenity of the streetscape and public domain by planting a mix of local native provenance Blue Gum High Forest trees ○ Objective 7: to retain, and protect, the local native vegetation including Blue Gum High Forest Critically Endangered Ecological Community (CEEC) and to restore and revegetate a mix of local provenance Blue Gum High Forest species ○ Control 2 : New development is to include the following key elements: <ul style="list-style-type: none"> (iv) retention, restoration and revegetation of trees and vegetation associated with Blue Gum High Forest Critically Endangered Ecological Community (CEEC) located within and adjacent to the site. Refer to Part 18.4 of the DCP (v) native vegetation at the site including Blue Gum High Forest is to be clearly marked on the ground prior to any works commencing to avoid inadvertent clearing 		<p>Local Blue Gum High Forest species</p> <ul style="list-style-type: none"> ● Control 2 : New development is to include the following key elements: <ul style="list-style-type: none"> (iv) retention, restoration and revegetation of trees and vegetation associated with Blue Gum High Forest Critically Endangered Ecological Community (CEEC) located within areas identified as biodiversity setback in Figure 14D.3-1 Buildings Setbacks Plan. Refer to Part 18.4 of the DCP
Ausgrid		
Ausgrid has no objection to the Planning Proposal	Noted.	No amendment to Planning Proposal or site-specific DCP
Transport for NSW (TfNSW) (Incorporating Roads and Maritime Services)		

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<p>Vehicle Access Point</p> <ul style="list-style-type: none"> Vehicle access points associated with the development are to be consistent with the draft DCP – with access points for the basement car parking and the at grade car parking separated and rationalised with appropriate treatments to reduce future conflict points and improve traffic flow on Eastern Road 	<p>Access point locations and layout will be considered at the development application stage.</p>	<p>No amendment to Planning Proposal or site-specific DCP</p>
<p>Service Vehicles</p> <ul style="list-style-type: none"> Parking for building maintenance, service vehicles and garbage collection should be accommodated within the site and should not impact on the functioning of Eastern Road. Future development application should be supported by an assessment of the service vehicle access arrangements 	<p>The draft site specific DCP includes requirements for all service and loading areas to be located within the basement in order to minimise amenity impacts to adjoining residential properties. Parking and servicing matters will be considered at the development application stage, with compliance required with the DCP.</p>	<p>No amendment to Planning Proposal or site-specific DCP</p>
<p>Bus Stops</p> <ul style="list-style-type: none"> Two bus stops are situated on Eastern Road, adjoining the site. Depending on the location of future vehicle access point, TfNSW suggest that the relocation and improvement of these bus stops and pedestrian links may need to be considered as part of the future development application 	<p>Subject to the location of the access point, any need for relocation and improvement of the nearby bus stops will be considered in conjunction with TfNSW and the bus operator (Transdev) at the development application stage. Similarly, pedestrian links may need to be modified, depending on the location of the access point.</p>	<p>No amendment to Planning Proposal or site-specific DCP</p>
<p>Contribution of Local Infrastructure</p> <ul style="list-style-type: none"> Council may wish to consider the need for a funding mechanism (e.g. s7.11 Local Contribution Plan) to obtain equitable developer contributions towards the local and regional road network to support growth in Turramurra and the Ku-ring-gai LGA and envisaged in the Ku-ring-gai LSPS. TfNSW will work with Council to identify the regional transport needs to achieve Councils vision set out in the LSPS, particularly in the review of the Housing Strategy and comprehensive LEP amendment and supporting local contribution plans. 	<p>Council’s current Development Contributions Plan levies funds for a range of road and transport infrastructure including fro works in the Turramurra local centre. These works include upgrading existing intersections, including new or relocated traffic and pedestrian signals, as well as new and upgraded public transport facilities including bus and taxi passenger facilities and interchanges.</p> <p>The Ku-ring-gai LSPS commits Council to review and update Council’s S7.11 Contributions Plan 2010 (formerly s94) and S7.12 Contributions Plan 2015 (formerly s94A) to ensure the delivery of new</p>	<p>No amendment to Planning Proposal or site-specific DCP</p>

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	<p>infrastructure is aligned with forecasted growth in Kuring-gai. The LSPS also includes the planning priority K2: <i>Collaborating with State Government Agencies and the community to deliver infrastructure projects</i>. This is accompanied by specific actions for collaboration with TfNSW.</p>	
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