

**1.9 3 KATANDRA COURT, MOUNT WAVERLEY
REMOVE TWO (2) TREES
(TPA/48209)**

EXECUTIVE SUMMARY:

Planning approval is sought for removal of two trees from the land which is subject to the Vegetation Protection Overlay under the Monash Planning Scheme.

The application is exempt from public notification.

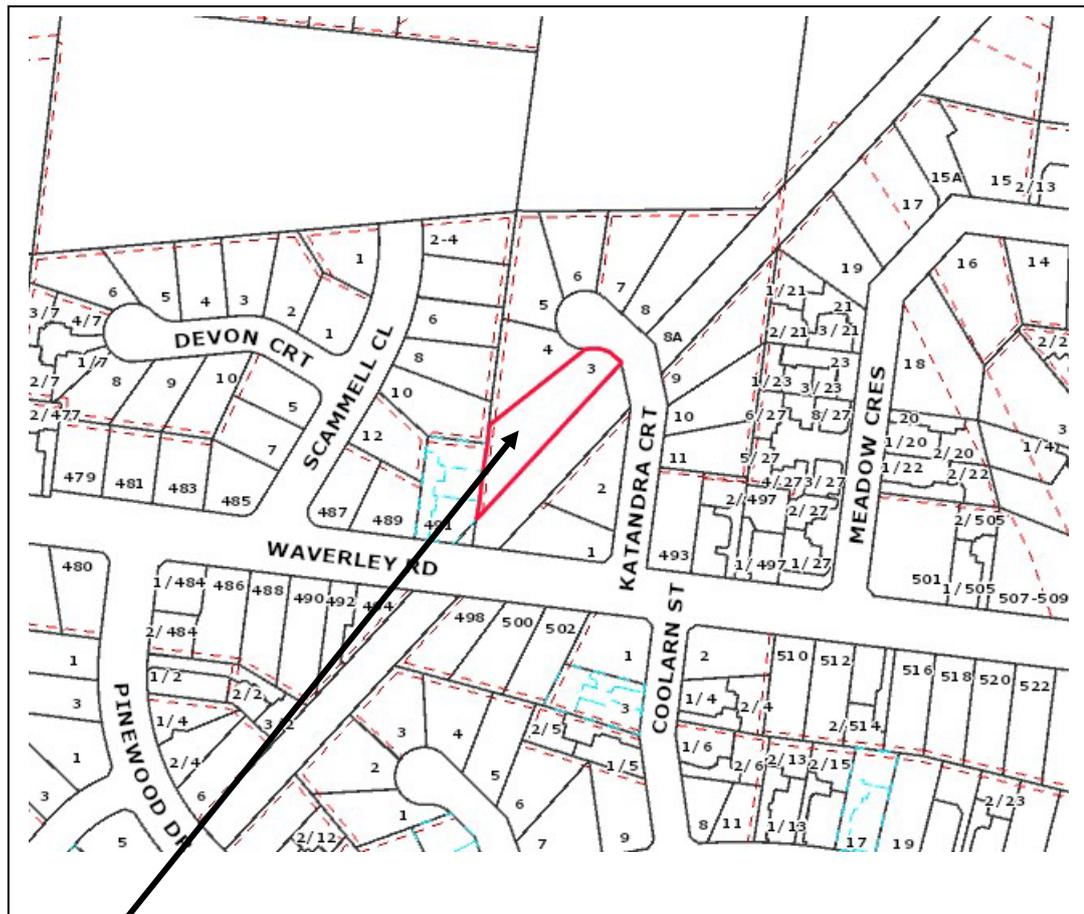
Key issues to be considered relate to the health, structure and retention value of the trees and their contribution to the site and wider neighbourhood.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state and local planning policy framework, and Clause 42.02 – Vegetation Protection Overlay.

The reason for presenting this report to Council is because officers do not support the removal of both trees.

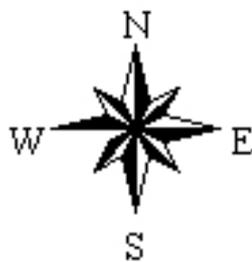
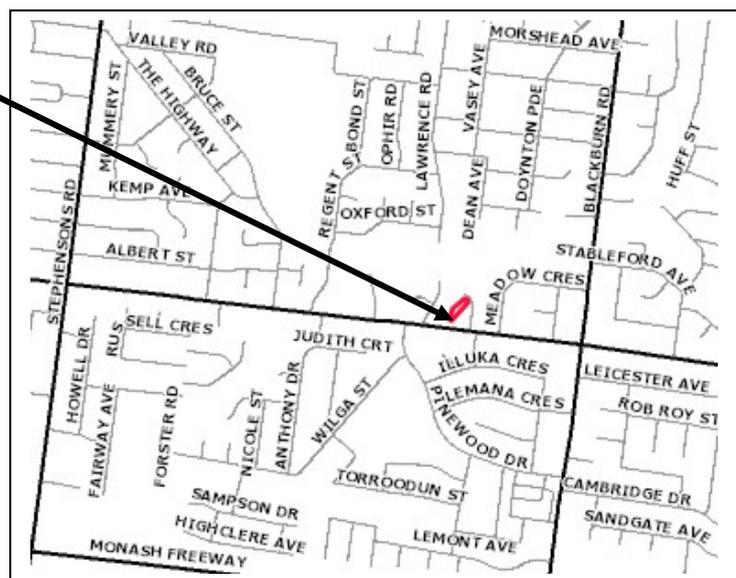
RESPONSIBLE DIRECTOR:	Peter Panagakos
RESPONSIBLE MANAGER:	Angela Hughes
RESPONSIBLE PLANNER:	Kris Broszczyk
WARD:	Mount Waverley
PROPERTY ADDRESS:	3 Katandra Court, Mount Waverley
PRE-APPLICATION MEETING:	No
NUMBER OF OBJECTIONS:	N/A
ZONING:	General Residential Zone GRZ2
EXISTING LAND USE:	One Dwelling
OVERLAY:	Vegetation Protection Overlay
AMENDMENT C125 (adopted)	Neighbourhood Residential Zone NRZ3
RELEVANT CLAUSES: <u>State Planning Policy Framework</u> Clause 15 – Built Environment and Heritage	<u>Local Planning Policy Framework</u> Clause 21.01 – Municipal Strategic Statement Clause 21.13 – Sustainability and Environment Clause 22.01 – Local Planning Policies – Residential Development and Character Policy Clause 22.05 – Tree Conservation Policy Clause 22.13 Environmentally Sustainable Development Policy
STATUTORY PROCESSING DATE:	22 January 2018
DEVELOPMENT COST:	N/A

LOCALITY PLAN



SUBJECT SITE

NEIGHBOURHOOD PLAN



RECOMMENDATION:

- A. That Council resolves to **Grant a Planning Permit (TPA/48209)** for removal of two trees at 3 Katandra Court, Mount Waverley subject to the following conditions:
1. Prior to the removal of the *Corymbia citriodora* (Lemon Scented Gum) an amended plan must be submitted to the Responsible Authority showing/specifying retention of Tree 2, the *Liquidambar styraciflua*.
 2. Only the Lemon Scented Gum is permitted to be removed.
 3. Prior to the removal of the *Corymbia citriodora* (Lemon Scented Gum) a landscape plan or similar, prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. The plan must show replacement canopy planting comprising at least one tree with spreading crown. The tree must have a height at maturity of 6 metres minimum and advanced planting must be specified.
When approved the plan will be endorsed and will then form part of the permit.
 4. The replacement tree must be planted within three months of the removal of the Lemon Scented Gum.
The Responsible Authority must be advised in writing when the replacement tree has been planted to enable the site to be inspected.
 5. The Responsible Authority must be notified in writing within 14 days of the removal of the *Corymbia citriodora*.
 6. This permit will expire in accordance with section 68 of the Planning and Environment Act 1987, if the subject tree is not removed within two years of the date of this permit.
In accordance with section 69 of the Planning and Environment Act 1987, the responsible authority may extend this period if a request is made in writing before the permit expires, or within six months afterwards.
- B. That Council write to the owner advising that:
1. Any construction in the vicinity of the *Liquidambar styraciflua* at the front of the site must be based on arboricultural advice. Construction must be root sensitive using screw piles supporting footing system with above-grade edge beams and with no site cut/fill, no excavation and with no retaining wall(s).

BACKGROUND:**The Site and Surrounds**

The site is on the south western side of Katandra Court, a cul-de-sac off Waverley Road in Mount Waverley. The land is located in an established residential area.

The land is irregular in shape with a frontage of approximately 17.4 metres and site area of approximately 1414 square metres. The south eastern boundary abuts a Melbourne Water pipe track.

The site contains a single storey dwelling and is well vegetated with trees and shrubs. An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 2).

PROPOSAL:

Planning approval is sought for removal of two trees from the land. These are a 14m high *Liquidambar styraciflua* (Liquidambar) located at the front of the site and a 16m high *Corymbia citriodora* (Lemon Scented Gum) located at the rear of the property.

The application is supported by an Arborist's report addressing the health, structure and retention value of the trees. The Liquidambar is designated Tree 2 in the report and the Lemon Scented Gum Tree 5.

The Arborist's assessment includes the other trees on the land, however, these do not need a planning permit to be removed.

The application makes reference to a possible future multi-dwelling application. No such application has been received by Council, and is not relevant to the assessment of the current application.

Attachment 1 details plans forming part of the application.

PERMIT TRIGGERS:

Under Clause 42.02-2, a permit is required to remove or destroy any vegetation that has a trunk circumference greater than 500mm (160mm diameter) at 1200mm above ground level and is higher than 10 metres.

Attachment 3 details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION:

Further information was requested of the Permit Applicant on 1 November 2017. In that letter officers noted that the submitted site plan shows indicative/preliminary 'footprints' of four dwellings and associated garages contemplated for the land. In that regard, officers advised the applicant that it was preferred the application should form part of a 'development' application. The applicant did not amend the application accordingly.

Public Notice

Tree removal is exempt from public notice requirements of Section 52 of the Planning and Environment Act 1987.

DISCUSSION:**Consistency with State and Local Planning Policies**

State planning policies provide general guidance for the development of urban areas. The particular importance of landscaping and vegetation is to contribute positively to the local urban character and sense of place. This last point is particularly pertinent to the City of Monash which is characterised by its leafy suburbs.

The Clause 21.01 - Municipal Strategic Statement makes reference to the Garden City Character in the City of Monash which contributes to an overall high quality environment. This task of conservation has been imbedded into local planning policy in the Monash Planning Scheme through Clause 22.05 – Tree Conservation Policy. The policy's objective is to retain existing semi-mature and mature canopy trees wherever possible.

Assessment under Clause 42.02

The VPO regulates the removal, relocation and revegetation of significant vegetation in order to minimise environmental losses and enhance the character of neighbourhoods. Proposals seeking to remove vegetation are subject to the guidelines specified in schedule 1 of the overlay.

The Applicant has submitted his own arborist report with the application. The Arborist's assessment of the trees can be summarised as follows:

Tree 2 - *Liquidambar styraciflua* (Liquidambar)

Height: 14 metres

Health: Good

Structure: Good

Form: Good

Useful Life Expectancy: Medium, depending on future maintenance

Retention Value: Medium

The Arborist has also provided general tree protection advice in the event of Council refusing to grant approval for tree removal. He advises that construction must be tree sensitive using screw piles supporting footing system with above-grade edge beams, and with no site cut/fill, no excavation, no retaining wall, etc.

Tree 5 - *Corymbia citriodora* (Lemon Scented Gum)

Height: 16 metres

Health: Good

Structure: Poor - large branch has broken off leaving open wound in trunk

Form: Poor - half of tree canopy removed by adjoining property development

Useful Life Expectancy: Medium, depending on future maintenance

Retention Value: Low

In relation to the Liquidambar (Tree 2), it is considered that its removal is not consistent with the purposes of the Vegetation Protection Overlay or the Tree Conservation Policy. The tree's health and structure are both good and the tree's retention value is 'medium'. The tree also makes a positive contribution to the streetscape given its location at the front of the property.

Further, the Arborist has anticipated refusal of consent to remove the tree, and has provided general advice regarding tree sensitive construction to enable its retention if the site was to be re-developed.

In relation to the *Corymbia citriodora* (Tree 5), its removal is considered appropriate given the tree's poor form and structure and low retention value. Appropriate replacement planting could be achieved by permit condition.

CONCLUSION:

It is considered that removal of Tree 5, the *Corymbia citriodora* is appropriate given its poor structure and form, and low retention value. Appropriate replacement planting can be required by permit condition.

The proposed removal of the Liquidambar is not consistent with the purposes of the Vegetation Protection Overlay or the Tree Conservation Policy. The tree has good health and structure and its retention value is 'medium'. The tree also makes a positive 'Garden City' contribution to the streetscape given its location at the front of the property.

LIST OF ATTACHMENTS:

Attachment 1 – Proposed Development Plans and Arboricultural Report

Attachment 2 – Aerial Photograph (December 2016)

Attachment 3 – Zoning and Overlays Map