



# **Planning and Strategy Committee of the Whole**

**9 September 2020**

**UNDER SEPARATE COVER  
ATTACHMENTS**

**ITEM 8.7**

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# QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting  
Attachment

9 SEPTEMBER 2020

ITEM 8.7 AMENDMENTS TO DEVELOPMENT CONTROL PLANS

ATTACHMENT 1 SUBMISSION SUMMARY TABLE

**Summary and Consideration of Submissions – Exhibition – QPRC Development Control Plans (DCPs)**

Submission Name	Submission	Response	Action
Community Submission No. 1	<p>The submitter states that although the DCPs cover issues such as environmental management, flood management, landscaping, guidelines for bushfire prone areas, solar access and orientation, there are no incentives to ensure compliance. The submitter is of the view that council should offer rebates for the installation of water tanks, insulation ad solar panels; discounted worm farms and compost bins; a consultant service or workshops about how to construct fire-resistant buildings; reduced price native plants and reduced price water-saving shower heads, tap inserts and toilet adjustments as well their installation and if these were also offered to current rate payers.</p> <p>It is suggested that Council could at least have a selection of pamphlets on these subject available for the public, and immediately start offering compost bins, worm farms and native plants. There is plenty of room in the Q foyer to display these.</p>	<p>The DCP is a policy document that provides guidance in respect of development applications. Decisions to offer incentives in respect of energy efficiency and sustainability would be matters considered separate to the DCP. Many of the issues raised are covered as new development needs to comply with BASIX. Other information is available via government and other bodies like Rural Fire Service.</p>	<p>No change be made as result of this submission</p>
Your Voice Submission No.1	<p>For Palerang DCP            Page 80 Control 2 <i>'the significant existing sites'</i> probably should be <i>'the significant existing trees'</i> (or maybe vegetation). Apart from probably typo, would it be useful to cross reference the new B3.5.5 section?</p>	<p>Agreed</p>	<p>It is recommended that the wording be corrected and cross referenced with Section B3.5.5</p>

Summary and Consideration of Submissions – QPRC DCPs

Submission Name	Submission	Response	Action
	<p>B12 Landscaping needs updating to reflect current thinking about shading sealed surfaces and other measures to reduce heat island effect. This is particularly relevant for carpark design in the towns and villages.</p> <p>B12 Landscaping needs updating to reflect current thinking about minimising the area of impermeable surfaces. The current DCP has led to DA Conditions requiring large areas of concrete such as in driveways that are unnecessary for the operation of the premises when permeable surfaces would have be just as functional and preferable for managing stormwater. Page 37 Control 5 should be reviewed in conjunction with this.</p> <p>B12 Landscaping Planting of Trees section is remarkably negative about trees. Can this be balanced by a statement that tree planting is required (particularly in streets) for shade, habitat, visual amenity and urban character? I suggest also requiring large sized trees eg 120L container size minimum for street tree planting in subdivisions.</p> <p>C30.2 Fencing requirements in this section are not going to work for small farms currently in E4 that Council has decided to move to R5. The concept of front fencing forward of the building line and restricting the height of this to 1.2m is inappropriate in a rural/farm settings.</p> <p>Page 165 needs updating to reflect proposed high school if it is going to go on the site of Bungendore Park.</p>	<p>This is a policy matter which should be given consideration when the DCP policies are reviewed next.</p> <p>This is a policy matter which should be given consideration when the DCP policies are reviewed next.</p> <p>Street tree planting is usually undertaken by or on behalf of Council.</p> <p>This is a policy matter which should be given consideration when the DCP policies are reviewed next</p> <p>This is a policy matter which should be given consideration when the DCP policies are reviewed next</p>	<p>No change be made as result of this submission.</p> <p>No change be made as result of this submission.</p> <p>No change be made as result of this submission.</p> <p>No change be made as result of this submission.</p> <p>No change be made as result of this submission.</p>

Summary and Consideration of Submissions – QPRC DCPs

Submission Name	Submission	Response	Action
	<p>Page 169-170 Desired future characteristics for Precinct 2 should include 'focal point such as village square' especially if the role of Bungendore Park as a community gathering point is to be downgraded with the construction of the high school.</p> <p>Zero front setback for buildings facing Gibraltar, Malbon and Ellendon Streets are desirable and would deliver streetscape outcomes more consistent with the Bungendore character than allowing any more developments with a variety of setbacks. Control 1 on page 170 should reflect this. On-site carparks in front of new developments should be explicitly discouraged. Street trees should be added to the controls for this precinct on page 170.</p> <p>Precinct 4 page 171 needs Current characteristics written properly. Has anyone read this lately? Suggest this precinct could be extended to include the new playing fields near sewerage works. The desired future characteristics should recognise the active recreation use of this area (walking, cycling, dogs, sporting activities).</p> <p>Page 178 Controls 1, while the types of materials listed are commendable, none of these would be considered 'local' and control should leave open option for use of innovative materials and materials with better environmental credentials (recycled content, low embodied energy). missing from controls: The east west grid pattern should be required to be implemented in a</p>	<p>This is a policy matter which should be given consideration when the DCP policies are reviewed next.</p> <p>This is a policy matter which should be given consideration when the DCP policies are reviewed next.</p> <p>This is a policy matter which should be given consideration when the DCP policies are reviewed next.</p> <p>This is a policy matter which should be given consideration when the DCP policies are reviewed next.</p>	<p>No change be made as result of this submission.</p> <p>No change be made as result of this submission.</p> <p>No change be made as result of this submission.</p> <p>No change be made as result of this submission.</p>

Summary and Consideration of Submissions – QPRC DCPs

Submission Name	Submission	Response	Action
	way that makes it easy to orient houses with living areas facing North.		
Your Voice Submission No. 2	Braidwood DCP 2006.  Clause 8 - Heritage Listed Items and Appendix 1 refer to heritage items listed in the Tallaganda LEP 1991. As this LEP was repealed by the Palarang LEP 2014, should the Braidwood DCP be updated to refer to the heritage items listed in the new 2020 LEP?	Council do not intend to make any edits to Braidwood DCP 2006 at this time.	No change be made as result of this submission.
Your Voice Submission No. 3	Is it mandatory for all new buildings to install solar electricity? In view of the current climate crisis, why isn't it mandatory?	Energy efficiency requirements for buildings are set out in BASIX.	No change be made as result of this submission.
Your Voice Submission No. 4	I am concerned that you have listed the Braidwood Development Control Plan 2006 in the documents as this is not a DCP for the purposes of the EP&A Act 1979. This DCP was repealed by Council when the Palarang Development Control Plan 2015 came into effect on 27 May 2015. It is therefore no longer a development control plan for the purposes of Division 6 of the Environmental Planning and Assessment Act 1979. However it continues to operate under the Heritage Act 1977 in the State listed conservation area 'Braidwood and its setting' as the document which determines whether or not approval under section 60 of the Act is required. The gazettal that granted exemptions under the Heritage Act is explicitly linked to this document and the date it was originally adopted by Council. Any amendment to this document potentially puts at risk the exemptions from the Heritage Office. At the very least advice should be sought from the Heritage Office on this matter and from reading the	Staff have considered this submission and on reflection have decided not to make any amendments to Braidwood DCP 2006 at this time to ensure it remains consistent with the listing under the Heritage Act 1977. However it is the intention that the Braidwood DCP 2006 be readopted and incorporated into Palarang DCP 2015 which will give it the effect of a DCP under the Environmental Planning and Assessment Act 1979 until such time as Council prepares a new comprehensive DCP for the LGA.	No changes be made to the current version of Braidwood DCP 2006.

Summary and Consideration of Submissions – QPRC DCPs

Submission Name	Submission	Response	Action
	Council report it does not appear that this has been done.		
Your Voice Submission No. 5	<p>I strongly support the proposal that the provision in the old Palerang Plan for dual occupancy on rural residential blocks be brought into line with provisions elsewhere, i.e. that dual occupancy NOT be allowed in rural residential areas.</p> <p>Dual occupancy makes sense on large rural properties, whether run by multiple family members or family and staff. It does not make sense in rural residential areas, as it defeats the purpose of this style of living, creating subdivision by subterfuge and creeping, unmanaged suburbanisation. This in turn must create demands on Council for urban services which are not financially viable in rural areas, as well as having a major negative impact on the rural ambience and amenity of such areas.</p>	This submission relates to the draft <i>Queanbeyan-Palerang LEP 2020</i> , rather than the DCP amendments.	No change be made as result of this submission.
Internal Submission No. 1	Council's Tree Officer has made a number of suggestions for re-wording of the clauses in the DCPs dealing with tree and vegetation management to remove any potential for ambiguity.	Where the suggested re-wording does not change the intent of the clauses, it is suggested that the documents be amended as per recommendation by the tree officer. However, in a number of instances the changes recommended would change the current policy. This should be further reviewed when the policies of the DCPs are reviewed.	That the relevant clauses be updated and re-worded where appropriate as suggested in the submission from Council's tree officer.



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ITEM 8.7 AMENDMENTS TO DEVELOPMENT CONTROL PLANS

ATTACHMENT 2 PALERANG DCP 2015 - VEGETATION REMOVAL

## Attachment 1 PDCP 2015 Extract

### B3.4 Habitat corridors

A habitat corridor is an area of land (the size and shape varies) which allows for the movement of native flora and fauna. Areas of native flora allow native fauna species to move to a range of areas so that they can source food and breeding partners (the more potential breeding partners the more the potential for genetic diversity is increased).

Both of these are important in ensuring the health of the species, particularly when climate change is causing the location of flora and fauna species to change.

The movement may be either through terrestrial or aquatic environments or by flight. Different species will require different size habitat corridors. The retention of areas of native vegetation (including grasses) will provide the opportunity for habitat corridors to be maintained.

The planting of native vegetation particularly to link patches of native vegetation, may over time increase the size of the corridor. In landscapes that have been disturbed (such as land cleared for agriculture and housing) the retention and creation of links is crucial if native species are to remain in the area.

Buffer areas around patches of native vegetation can improve the condition of a patch. Buffers may include areas where grazing is reduced or native trees have been planted.

Strategies to maintain or enhance areas that contribute to a corridor include:

- avoiding clearing or cultivating on or around patches of native vegetation. During construction these areas should be fenced off
- retaining logs and leaf litter during the construction phase of development and beyond
- revegetating existing remnants and cleared areas with native species that are indigenous to the area
- controlling noxious and environmental weeds prior to the commencement of construction and once development is completed

In assessing a development application, the NSW Environmental Planning and Assessment Act 1979 requires the consideration of the impact of the proposed development on native flora and fauna. Refer to section B3.1 Terrestrial biodiversity in this DCP.

#### Objective

- a) To maintain or enhance habitat corridors

#### Control

- 1) Developments that involve large amounts of land, for example wind or solar farms or subdivisions undertaken under the following *Queanbeyan Palerang Local Environmental Plan (QPLEP) 2020* clauses (listed below), may require a habitat corridor management plan that will maintain or enhance existing habitat corridors:

4.1	Minimum subdivision lot size (in rural and environmental zones)
4.1A	Minimum subdivision lot size for community title schemes
4.2A	Lot averaging subdivision of certain land in Zone RU1 and Zone E3
4.2B	Subdivision of land within Zone E4 Environmental Living

- 2) The habitat corridor management plan is to contain the following information:
  - a map illustrating the existing native vegetation on the property and habitat corridors in the region
  - the species that will be planted and the proposed location
  - proposed strategies other than planting, for example fencing, which will maintain or enhance habitat corridors
  - the timing of the proposed strategies

#### Further information

- NSW Local Land Services at [www.lls.nsw.gov.au](http://www.lls.nsw.gov.au)
- NSW Department of Planning, Industry and Environment at [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

### B3.5 Tree and Vegetation Management

The purpose of this Section is to declare trees and other vegetation under Part 3 of the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* (the Vegetation SEPP). Where a tree or other vegetation is declared in this Section, a person must not clear vegetation without a permit granted by Council (Clause 10 (1) of the Vegetation SEPP).

This Section provides controls in respect of the preservation of trees and other vegetation. It outlines the circumstances in which trees and other vegetation can be removed without a permit, and those circumstances where a permit is required from Council. It is relevant to both the assessment of development applications, and applications for permits to remove vegetation where required.

Relevant clauses of the *QPLEP 2020* that also need to be considered in respect of the management of vegetation are:

- Clause 5.10 – Heritage Conservation
- Clause 7.3 – Terrestrial Biodiversity
- Clause 7.5 – Riparian Land and Watercourses
- Clause 7.9 – Scenic Protection

Various community land Plans of Management are referenced in this document with regard to maintenance of vegetation on public land. More detailed maintenance for particular sites can be found on the Community Land Plans of Management section of Council's website.

Other sections of this DCP also deal with vegetation in certain circumstances, and these should also be referred to. These include:

- Part B3.4 - Habitat Corridors
- Part B10 - Heritage
- Part C1.3 - Specific requirements for land uses zones

#### B3.5.1 Relationship to Other Legislation and Controls

The *Biodiversity Conservation Act 2016* is the overarching legislation governing the management of native vegetation in NSW. Any proposed activity or development that includes the removal of any native vegetation must be undertaken consistent with that legislation as well as the provisions set out in this plan.

The clearing of any native vegetation on land zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU4 Primary Production Small Lots is wholly regulated by NSW Local Land Services under the *Biodiversity Conservation Act 2016*. Accordingly Council has no role in managing any clearing proposed in rural zones and any such proposals should be discussed with the relevant Local Land Services office.

*State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* (the 'Vegetation SEPP') is also relevant to the management of both native and non-native vegetation in non-rural areas (ie, all zones with the exception of land zoned RU1, RU2, RU3 and RU4). Any clearing of trees and vegetation in these non-rural zones that is below the thresholds set out in the *Biodiversity Conservation Act 2016*, is primarily regulated by Council. Any removal or pruning of trees and vegetation in these circumstances requires a permit from Council, unless it falls within the exemptions identified elsewhere in this Section.

The Commonwealth Government also administers the *Environment Protection and Biodiversity Conservation 1999* which provides controls for the protection of various native fauna and flora and which may also be relevant to any proposals to remove or damage native vegetation.

**Note:** Anyone proposing to pick, prune, damage or remove any native vegetation should ensure they discuss any proposals with the relevant State and Commonwealth Government agencies to confirm any other legal requirements in addition to the controls set out in this DCP.

### B3.5.2 Objectives

- 3) To declare trees and other vegetation under Part 3 of State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017,
- 4) To protect significant trees and vegetation from inappropriate removal to enhance the amenity, streetscape and ecological values of land subject to *QPLEP 2020*,
- 5) To preserve existing biodiversity values where possible through the preservation of trees and other vegetation that contribute to these values,
- 6) To minimise the loss of trees and other vegetation that contribute to the scenic character of Queanbeyan,
- 7) To provide suitable criteria for the assessment of development applications,
- 8) To provide appropriate controls for the management of trees and vegetation consistent with State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017, and
- 9) To outline circumstances where the clearing of trees or other vegetation do and do not require a permit from Council.

### B3.5.3 Land To Which this Section Applies

This Section applies to the removal or pruning to the removal or pruning of vegetation that is less than the biodiversity offsets scheme threshold on non-rural land (land in any zone other than RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU4 Primary Production Small Lots) subject to *QPLEP 2020*.

**Note:** The proposed removal or pruning exceeds the biodiversity offsets scheme threshold at the time of writing this DCP if it is:

- the clearing of native vegetation of an area that exceeds the threshold (see Table below), or
- the clearing of native vegetation is on land mapped as 'Sensitive Values' on the Biodiversity Values Map prepared by the Office of Environment and Heritage (OEH) and located on their website.

If the proposed removal or pruning exceeds the biodiversity offsets scheme threshold, it requires an approval from the Native Vegetation Panel (refer to Part 4 of the Vegetation SEPP).

Figure 1 - Vegetation Clearing Procedure - Summary Chart

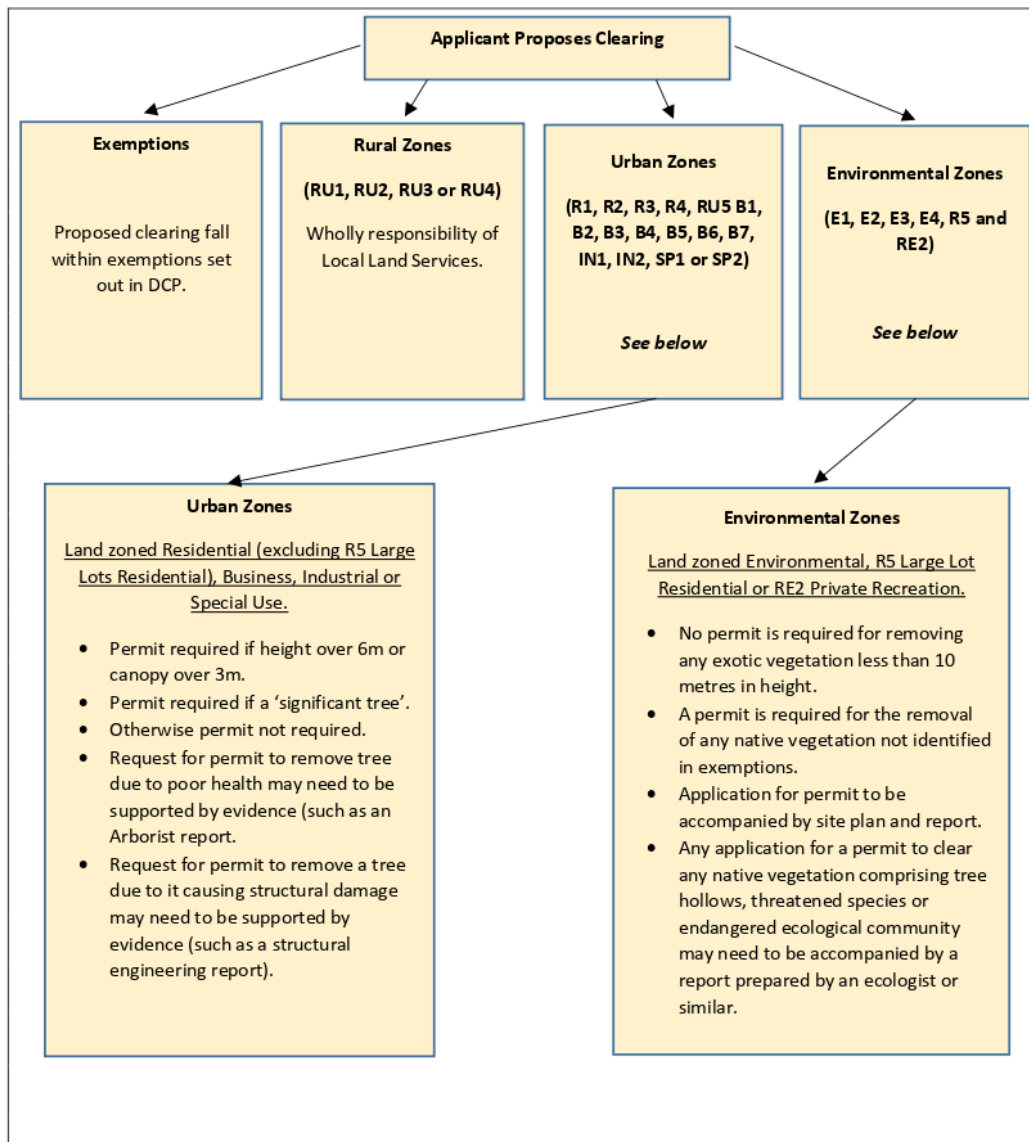


Table 1 - Thresholds for Clearing by Property Size

Minimum lot size associated with the property	Threshold for clearing, above which the Biodiversity Assessment Method (BAM) and Offsets Scheme apply
Less than 1 ha	0.25 hectares or more
1 ha to less than 40 ha	0.5 hectares or more
40 ha to less than 1000 ha	1 hectares or more
1000 ha or more	2 hectares or more

The minimum lot size applicable to any land being cleared is as follows:

- the minimum lot size as shown on the *QPLEP 2020* Lot Size Map, or
- if the Lot Size Map does not identify a minimum lot size for the land, the actual size of that allotment of land on which the proposed development is to be carried out.

### B3.5.4 Exemptions

#### B3.5.4.1 Exclusions from Exemptions

##### *Environmental Heritage including Aboriginal Heritage*

None of the exemptions listed in this Section apply to any trees or other vegetation located on a heritage item, Aboriginal object, Aboriginal place of heritage significance, or on land within a heritage conservation area.

Council can only grant a permit for the removal or pruning of vegetation on land that is, or forms part of a heritage item; or is within a heritage conservation area; or that is or forms part of an Aboriginal object; or is within an Aboriginal place of heritage significance, if it is:

- of a minor nature; or
- is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area, and would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area

As per clause 5.10(3) of the LEP.

Therefore, Council requires:

- a permit application for any removal or pruning of vegetation that is minor in nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area, and
- a development application for any other removal or pruning of vegetation on a heritage item, Aboriginal object, Aboriginal place of heritage significance, or on land within a heritage conservation area.

Clause 10(3) of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* and Clause 5.10 of *QPLEP 2020* contain specific requirements for trees and other vegetation located on heritage items and heritage conservation areas and should be read in conjunction with this Section.

*Consent Conditions and 88B Instruments*

None of the exemptions listed in this Section apply to any trees or vegetation that are required to be retained by the conditions of a development consent or a Section 88B restriction to user instrument. The Vegetation SEPP, and subsequently this Section, do not affect authorisations under other Acts that are required to be obtained in connection with the clearing of vegetation.

*Clearing Requiring Approval Under State or Commonwealth Legislation*

None of the exemptions listed in this section apply to any clearing of vegetation that requires an approval under any State or Commonwealth legislation, for example endangered ecological communities (EECs). It is the legal responsibility of the land owner to ensure this is considered. If unsure, further advice should be sought from the NSW Office of Environment and Heritage or Council.

### B3.5.4.2 Removal of Vegetation that Does Not Require a Permit

Any tree or other vegetation may be removed without a permit where:

- a) Council is satisfied it presents an immediate risk to life or property,
- b) Council or the Native Vegetation Panel is satisfied the tree is dead or dying and is not required as the habitat of native animals,
- c) the clearing is authorised under Section 60O of the Local Land Services Act 2013,
- d) it is consistent with any approved development application issued by Council for the site,
- e) it is to be pruned as part of routine pruning of fruit trees, forestry work or commercial horticulture/viticulture,
- f) it is an environmental weed required to be removed under any relevant NSW legislation,
- g) it is an exotic environmental weed within the riparian zone of Queanbeyan River, Jerrabomberra Creek or their tributaries shown as a blue line on a topographical map,
- h) it is an exotic environmental weed within bushland subject to an adopted Plan of Management,
- i) it is located on Council Managed Lands (both Community and Operational) where the proposed works have been approved by the Service Manager – Urban Landscapes, or
- j) the land is zoned R5 Large Lot Residential, RE2 Private Recreation, E2 Environmental Conservation, E3 Environmental Management or E4 Environmental Living, and it falls within any of the following circumstances:
  - i. clearing for permanent boundary fence - 5 metres on either side (adjoining landholder agreement is required),
  - ii. clearing for permanent internal fence - 3 metres on either side,
  - iii. clearing around buildings other than a residential building in a rural area - 10 metres from outer edge of the structure,
  - iv. clearing around a water tank - 3 metres from outer edge of the structure,
  - v. clearing around stockyards - 10 metres from outer edge of the structure,
  - vi. clearing around a water pump - 2 metres from outer edge of the structure,
  - vii. is clearing of native or exotic vegetation planted by the landowner less than 10 years old.

Where someone is clearing vegetation under any of these exemptions, Council recommends keeping photos of the clearing, both before and after, and retaining these for a period of one month in the event Council is requested to investigate the clearing.

Vegetation clearance may be permitted in rural areas under the *Rural Fires Act 1997* under the 10/50 Vegetation Clearing Scheme (Further information is available from NSW Rural Fire Service at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) ). This scheme allows for clearing in a designated areas to:

- i. trees within 10m of a home without seeking approval; and
- ii. clear underlying vegetation such as shrubs (but not trees) on a property within 50m of a home without seeking approval.

### B3.5.5 Controls

#### All Zones

- 1) A permit is required for the pruning or removal of any significant trees or trees used as survey markers.

A significant tree includes all trees listed on Council Significant Tree register and including:

- Yellow Box (*Eucalyptus melliodora*) – within the road reserve, corner of Williamsdale Road and Keewong Lane

#### Land Zoned Rural (RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU4 Primary Production Small Lots)

The clearing of any native vegetation on land zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU4 Primary Production Small Lots is wholly regulated by NSW Local Land Services under the *Biodiversity Conservation Act 2016*. Accordingly Council has no role in managing any clearing proposed in rural zones and any such proposals should be discussed with the relevant Local Land Services office.

#### Land Zoned Residential (R1, R2, R3, R4 and RU5), Business (B1, B2, B3, B4, B5, B6, B7 and B8, Industrial (IN1 and IN2), Special Use (SP1 and SP2) and RE1 Public Recreation

- a) No permit is required for the removal of any vegetation set out under the listed exemptions at 3.5.4 of this section.
- b) A permit is required for the removal, ringbarking, lopping, topping, poisoning, pruning or relocation of all existing trees, both native or exotic, having:
  - i. height of 6 metres or greater, or
  - ii. a canopy spread of 3 metres or greater.
- c) A permit is also required for all works affecting a “significant” tree. All trees identified as “Significant” by Council, and nominated or registered as such on Council’s significant tree register, regardless of height, canopy or location, must be retained, preserved, protected and maintained. Special requirements apply for the removal or pruning of “significant” trees. For further information on these requirements, please contact Council’s Urban Landscapes Section.
- d) Any proposed removal of a tree that is a poor specimen and is in a state of decline that is prolonged and irreversible, may need to be supported by relevant evidence from a suitably qualified person (for example a report from an Arborist).
- e) Any proposed removal of trees that have caused or are likely to cause significant structural damage may need to be supported by relevant evidence from a suitably qualified person (for example a report from a Structural Engineer).



- f) For every tree removed from a site for construction of a building it should be replaced with either a tree of similar species, or an indigenous plant species which is better suited to the changed circumstances of the site.
- g) Trees or other vegetation proposed to be removed or pruned to facilitate solar access for the tree owner or their neighbours, are to be kept to the minimum necessary to ensure solar efficiency.

The permit application must be signed by the owner(s) of the property on which the trees are growing and accompanied by the relevant fee (refer to Council's Fees and Charges).

### Land Zoned Residential R5 Large Lot Residential, RE2 Private Recreation, E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living

- a) No permit is required for the removal of any vegetation set out under the listed exemptions at 3.5.4 of this section.
- b) No permit is required for the removal of any exotic vegetation less than 10 metres tall.
- c) A permit is required for the removal of any native vegetation. All permit applications must be accompanied by a site plan which is drawn to scale and illustrates:
  - i. the property boundary, existing structures and access roads,
  - ii. the location of all trees and other vegetation on the lot and identification of those trees or vegetation proposed for removal or pruning with approximate heights and widths,
  - iii. the total area (in m<sup>2</sup>) of clearing being applied for, and total area (in m<sup>2</sup>) of previous clearing,
  - iv. the trees or vegetation, including species name, proposed for removal or pruning,
  - v. the distance of those trees or vegetation proposed for removal or pruning from the nearest boundary and/or structure,
  - vi. if relevant, placement of drainage and sewer mains, and overhead power lines,
  - vii. the location of any known watercourses on the property; and
  - viii. a north arrow.

The permit application must be signed by the owner(s) of the property on which the trees are growing and accompanied by a report and by the relevant fees (refer to Council's Fees and Charges).

- d) Any application for a permit to clear native vegetation comprising any trees containing hollows, threatened species or that is part of an endangered ecological community, it to be accompanied by a report by a suitably qualified person. The following information is to be contained in the report:
  - i. the qualifications and experience of all person/s undertaking the report,
  - ii. a map of the subject property including a detailed map of the proposed clearing area,
  - iii. the date and time of any site inspections or surveys undertaken to inform the report, including the methodology of those surveys (the guidelines published by the NSW Office of Environment and Heritage are to be taken into account),
  - iv. a list of flora and fauna species identified by any survey,
  - v. a search of the NSW Wildlife Atlas and other government databases,
  - vi. the impact of the development proposal on native flora and fauna,
  - vii. recommendations in relation to any impacts on habitat corridors,
  - viii. comments in regard to the ecological significance of the study area,
  - ix. location and description of any hollow bearing trees, threatened species or endangered ecological communities,
  - x. proposed mitigation measures,
  - xi. species for replanting where proposed, and
  - xii. recommended biodiversity conservation strategies (if these are to be used).

- e) For every tree removed from a site for construction of a building it should be replaced with either a tree of similar species, or an indigenous plant species which is better suited to the changed circumstances of the site.

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

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9 SEPTEMBER 2020

ITEM 8.7 AMENDMENTS TO DEVELOPMENT CONTROL PLANS

ATTACHMENT 3 NORTH ELMSLEA CHARACTER STATEMENT

**New Residential development areas identified for Residential growth (p. 8) in the Bungendore Structure Plan 2048**

Current characteristics

- Forms a rural edge to the village
- Located on the major entry routes into the village

Desired future characteristics

- Single storey detached dwellings with generous curtilages and landscaped surrounds
- Landscaped gardens, consisting of mature trees and shrubs, provide shade, space and privacy
- The historic grid pattern, generally east-west, is replicated
- Variety of front setbacks
- Generous verges allow for significant street tree planting and non-motorized connections throughout the development.

Objective

- To encourage development that supports the 'country feel' of the village,
- To promote the use of verandas, balconies, porches to encourage front yard living spaces for surveillance and to relate to the streetscape and engage with the community.
- To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality
- To ensure garage structures do not visually dominate the streetscape.

Controls

- Dwellings are designed and constructed with a combination of materials including local timber, brick or stone with corrugated steel, slate or tiled roofs.
- Dwellings are to be designed with articulated facades to avoid a heavy bulky appearance.
- Dwellings are oriented towards the street.
- Dwellings are single or double fronted with verandahs or awnings and pitched gable or hipped roofs and a high degree of articulation over the floor plan.
- Dwellings are to be setback a minimum 1.5m from side boundaries.
- Dwellings are to be setback a minimum 5.0m from rear boundary.
- Dwellings are to be setback a between 5.0m – 7.0m from the front boundary. Adjoining dwellings are to be offset from one another.
- Garages are to be set back a minimum of 1m behind the front façade of the dwelling.

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**9 SEPTEMBER 2020**

ITEM 8.7            AMENDMENTS TO DEVELOPMENT CONTROL PLANS

ATTACHMENT 4    COMMUNITY SUBMISSION NO. 1

## Community Submission 1

### Community Submission No 1 - Amendments to Draft Development Proposal Plan

Dear Sir or Madam,

I have read the parts of the Council's Development Control Plans that I find particularly interesting (i.e. Sections

2.3 Environmental Management, 2.5 Flood Management, 2.6 Landscaping, 2.8 Guidelines for Bushfire Prone Areas, 2.10.14 Solar Access and Orientation).

During all this reading I have noted the total lack of any incentives to encourage residents, business owners and developers to comply with your regulations. Of course, litigation is a good deterrent, but surely it would be in everyone's interest if the Council offered

\*rebates for the instillation of water tanks, insulation and solar panels

\*discounted worm farms and compost bins

\*a consultant or workshops about how to construct fire-resistant buildings

\*reduced price native plants

\*reduced price water-saving shower heads, tap inserts and toilet adjustments as well as their installation

and if these were also offered to current rate payers.

This are only my mere suggestions, but while the Council deliberates, you could at least have a selection of pamphlets on these subjects available for the public , and immediately start offering compost bins, worm farms and native plants. There is plenty of room in the Q Theatre foyer to display these.

I look forward to your real reply (not the auto-generated one).

Yours Sincerely,

██████████

# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

Planning and Strategy Committee of the Whole Meeting  
Attachment

**9 SEPTEMBER 2020**

ITEM 8.7            AMENDMENTS TO DEVELOPMENT CONTROL PLANS

ATTACHMENT 5    COMBINED INTERNAL SUBMISSION

## Submission 1

### Braidwood DCP Review Comments Tree Management Officer - [REDACTED]

#### 7.18 Landscaping

Well planned and executed landscaping contributes to the appearance and amenity of the development. Trees and shrubs can also have an important role in the control of sun, noise, and wind, screening of functional spaces such as parking areas and minimising the amount of water running off the property.

Landscaping should be planned and undertaken during the initial stages of the development. Plans should be at a scale of 1:100 or 1:200. For multi-unit housing, commercial and industrial developments and some domestic construction, landscaping details must be included in the development application. The planting of vegetation consistent with the immediate environment is encouraged.

Xeriscape gardens (gardens requiring no water other than rain water) are strongly encouraged.

Regarding existing vegetation, clause 7.18 of this DCP adopts a number of Clauses from the Palerang Development Control Plan 2015 (PDCP 2015). This includes the adoption of clause B3.5 of the PDCP 2015, Tree and Vegetation Management. This Clause therefore needs to be read in conjunction with Clause B3.5 of the PDCP 2015.

An application for minor heritage works may be required to undertake pruning and removal of some trees contained within the heritage conservation area of Braidwood. In some instances, a development application modification may be required.

#### 7.19 Planting of trees

Applicants should seek advice and carefully consider the type of trees to be planted.

The following should be considered in species selection:

- Trees that will grow to a height of greater than 3 metres where they can interact with overhead powerlines should not be planted in the vicinity of powerlines without the advice of an expert. For advice on trees and powerlines safe powerline encroachment distances contact the local electricity authority.
- The proximity of the mature tree to adjoining properties and the road reserve once it matures.
- The location of the mature tree and its roots to household drainage. Trees should not be planted closer than 3 metres to a building. The location of the mature tree and its roots to buildings, underground services and utilities.
- Only shrubs should be planted in the road reserve, as trees may cause damage to cables and pipes.

#### 11.7 Street trees

Trees provide many social, functional, environmental, economic and aesthetic benefits to the community. Braidwood's street trees make a significant contribution to aesthetic values by framing short-distance views of buildings and churches, as well as long distance views of paddocks and hills.



**Braidwood DCP Review Comments**  
**Tree Management Officer - [REDACTED]**

**Objective**

To protect the contribution that street trees make to **the community, particularly its** views and vistas.

**Control**

- Street trees shall only **to** be removed where **it is demonstrated** they pose **a** significant public safety risk **or the tree is dead or in severe decline and no appropriate or effective remedial measures exist.**
- Trees growing towards overhead power lines should be pruned rather than removed.
- Removed trees should be replaced by a tree of historically appropriate species and habit.

## Submission 2

### Queanbeyan DCP Review Comments Tree Management Officer - [REDACTED]

#### Figure 3 - Vegetation Clearing Procedure – Summary Chart

##### Urban Zones Land zoned Residential (excluding R5 Large Lots Residential), Business, Industrial or Special Use.

- Permit required if height over 6m or canopy over 3m.
- Permit required if a 'significant tree'.
- Otherwise permit not required.
- Request for permit to remove tree due to poor health or unacceptable risk may need to be supported by evidence (such as an arborist report).
- Request for permit to remove a tree due to it causing structural damage may need to be supported by evidence (such as a structural engineering report).

##### Removal of Vegetation that Does Not Require a Permit

Any tree or other vegetation may be removed without a permit where:

- Council is satisfied it presents an immediate risk to life or property,
- Council or the Native Vegetation Panel is satisfied the tree is dead or dying and is not required as the habitat of native animals,

How does Council do this without starting with a permit? Brief phone consult with appropriate member of staff?

.....

- the land is zoned R5 Large Lot Residential, RE2 Private Recreation, E2 Environmental Conservation, E3 Environmental Management or E4 Environmental Living, and it falls within any of the following circumstances:
  - i. clearing for permanent boundary fence - 5 metres on either side (adjoining landholder agreement is required),
  - ii. clearing for permanent internal fence - 3 metres on either side,
  - iii. clearing around buildings other than a residential building in a rural area - 10 metres from outer edge of the structure, (there's problems with this line – I need to discuss with Simon H and Tim G)
  - iv. clearing around a water tank - 3 metres from outer edge of the structure,
  - v. clearing around stockyards - 10 metres from outer edge of the structure,
  - vi. clearing around a water pump - 2 metres from outer edge of the structure,
  - vii. is clearing of native or exotic vegetation planted by the landowner less than 10 years old.

Where someone is clearing vegetation under any of these exemptions, Council recommends keeping photos of the clearing, both before and after, and retaining these for a period of ~~one month~~ six months in the event Council is requested to investigate the clearing.

Vegetation clearance may be permitted in rural areas under the Rural Fires Act 1997 under the 10/50 Vegetation Clearing Scheme (Further information is available from NSW Rural Fire Service at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)). This scheme allows for clearing in a designated areas to: In designated areas, this scheme allows for the clearing of:

- i. ~~clear~~ trees within 10m of a home without seeking approval; and
- ii. ~~clear~~ underlying vegetation such as shrubs (but not trees) on a property within 50m of a home without seeking approval.

### Queanbeyan DCP Review Comments Tree Management Officer - [REDACTED]

Note: Extensive conditions surround this code and the onus is on the landowner to thoroughly investigate and document the clearing work.

#### Land Zoned Residential (R1 to R4 and RU5), Business (B1 to B8), Industrial (IN1 to IN3), Special Use (SP1 to SP3) and RE1 Public Recreation

- a) No permit is required for the removal of any vegetation set out under the listed exemptions at 2.12.5 of this section.
- b) A permit is required for the removal, ringbarking, lopping, topping, poisoning, pruning or relocation of all existing trees, both native or exotic, having:
  - i. a height of 6 metres or greater, or
  - ii. a canopy spread of 3 metres or greater.
- c) A permit is also required for all works affecting a "significant" tree. All trees identified as "Significant" by Council, and nominated or registered as such on Council's significant tree register, regardless of height, canopy or location, must be retained, preserved, protected and maintained. Special requirements apply for the removal or pruning of "significant" trees. For further information on these requirements, please contact Council's Urban Landscapes Section.
- d) Any proposed removal of a tree that is a poor specimen and is in a state of decline that is prolonged and irreversible, may need to be supported by relevant evidence from a suitably qualified person (for example a report from an Arborist).
- e) Any proposed removal of trees on the basis of posing an unacceptable risk to public or private safety, may need to be supported by relevant evidence from a suitably qualified person (for example a report from an expert arborist).
- f) Any proposed removal of trees that have caused or are likely to cause significant structural damage may need to be supported by relevant evidence from a suitably qualified person (for example a report from a structural engineer).
- g) For every tree removed from a site for construction of a building it ~~should~~ **must** be replaced with either a tree of similar species, or an indigenous plant species which is better suited to the changed circumstances of the site. **It must be planted within the property boundary and nurtured to maturity.**
- h) **For every tree permitted for removal by Council it must be replaced with a new tree suited to the site. It must be planted within the property boundary unless approved by Council to be planted elsewhere and nurtured to maturity.**
- i) Trees or other vegetation proposed to be removed or pruned to facilitate solar access **or enable views/outlooks** for the tree owner or their neighbours ~~are to be kept to the minimum necessary to ensure solar efficiency~~ **are not generally permitted.**

#### Land Zoned R5 Large Lot Residential, RE2 Private Recreation, E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living

- a) No permit is required for the removal of any vegetation set out under the listed exemptions at 2.12.5 of this section.
- b) No permit is required for the removal of any exotic vegetation less than ~~10~~ **6** metres tall.
- c) A permit is required for the removal of any native vegetation.....
- d) .....
- e) For every tree removed from a site for construction of a building it should be replaced with either a tree of similar species, or an indigenous plant species which is better suited to the changed circumstances of the site **and nurtured to maturity.**
- f) **For every tree permitted for removal by Council it must be replaced with a new tree suited to the site. It must be planted within the property boundary unless approved by Council to be planted elsewhere and nurtured to maturity.**

## Submission 3

### Googong DCP Review Comments Tree Management Officer - [REDACTED]

#### 1.18. Flora and Fauna Objectives:

- 1) To encourage subdivision which recognises the value of threatened species, populations and ecological communities and their habitats and which has a minimal impact on them.
- 2) To encourage subdivision design which recognises the value of native vegetation, **particularly existing remnant trees** and which provides measures to conserve and enhance it where practicable.
- 3) To encourage subdivision which comply with all applicable legislative requirements.

#### Controls:

- a) Submission to Council of a biodiversity development assessment report which complies with the NSW Biodiversity Conservation Act 2016.
- b) Application of any measures or amelioration measures identified in the NSW Biodiversity Conservation Act 2016.
- c) Implementation of design and construction measures to achieve the relevant provisions of the QPLEP 2020.
- d) Native vegetation, **particularly existing remnant trees** which add to the visual amenity of the locality and /or which is environmentally significant should be preserved in the design of the subdivision proposal.

#### 6.21 Tree Retention and Biodiversity Objectives:

- 1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
- 2) Development should retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.

#### Controls:

- a) Existing ~~significant~~ trees, in particular large hollow bearing trees **and remnant trees** are to be retained wherever possible.
- b) **Significant Trees listed in Council's Significant Tree Register are to be retained and protected throughout development with tree protection measures outlined in an Arboricultural Impact Assessment by an expert arborist.**
- c) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
- d) Development must provide temporary tree/vegetation protection measures prior to any clearing works. **Where required by Council, development applications are to be accompanied by a report by an expert arborist or ecologist to assess the retention value of existing site trees and outline how they will be protected throughout the development.**
- e) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.

## Googong DCP Review Comments

### Tree Management Officer - [REDACTED]

#### 8.8. Tree Retention and Biodiversity

Clause 1.8 of this DCP adopts a number of Clauses from the Queanbeyan Development Control Plan 2012 (QDCP 2012). This includes the adoption of Clause 2.12 of the QDCP 2012, Tree and Vegetation Management. This Clause therefore needs to be read in conjunction with Clause 2.12 of the QDCP 2012.

Controls:

- a) Development must provide filter and protection strips to natural drainage lines, watercourses, streams, foreshores of constructed drainage corridors, riparian habitat strips and exclusion zones for preserving vulnerable and/or significant remnant vegetation and species.
- b) All high recovery potential vegetation is to be retained within open space. The moderate recovery potential vegetation is to be retained, where possible, within open space but may be retained within private lots.
- c) Existing ~~significant~~ trees, in particular large hollow bearing trees and remnant trees are to be retained wherever possible within development sites, public and community parks, streetscapes and riparian corridors. A preliminary report by an expert arborist or ecologist can assist in the assessment of the retention value of existing trees.
- d) Significant Trees listed in Council's Significant Tree Register are to be retained and protected throughout development with tree protection measures outlined in an Arboricultural Impact Assessment by an expert arborist.
- e) Native vegetation (canopy level) shall be provided, where possible within pocket parks, riparian corridors and street verges. Details of any planting shall be provided within a detailed Landscape Plan submitted at development application stage.
- f) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
- g) Development must provide temporary tree/vegetation protection measures prior to any clearing works.
- h) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.
- i) Where required by Council, subdivision development applications are to be accompanied by a Weed Management Plan that identifies weed control measures during and after development.
- j) Trees selected for retention at subdivision stage must be carefully considered to ensure that retained trees do not then adversely impact development on subdivided lots. For example, retention of low quality trees centrally located on an individual lot.

## Submission 4

### South Jerrabomberra DCP Review Comments Tree Management Officer - [REDACTED]

I am not sure where it would be located within the SJDCP but we need to state that tree and vegetation removal not related to development is subject to tree and vegetation controls outlined in the Queanbeyan Development Control Plan.

For example this is written in the Googong DCP:

*Clause 1.8 of this DCP adopts a number of Clauses from the Queanbeyan Development Control Plan 2012 (QDCP 2012). This includes the adoption of Clause 2.12 of the QDCP 2012, Tree and Vegetation Management. This Clause therefore needs to be read in conjunction with Clause 2.12 of the QDCP 2012.*

#### Page 17 - 6.21 Tree Retention and Biodiversity Objectives:

##### Objectives:

- 1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
- 2) Development should retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.

##### Controls:

- a) Existing ~~significant~~ trees, in particular large hollow bearing trees, are to be retained wherever possible. A preliminary report by an expert arborist or ecologist can assist in the assessment of the retention value of existing trees.
- b) Significant Trees listed in Council's Significant Tree Register are to be retained and protected throughout development with tree protection measures outlined in an Arboricultural Impact Assessment by an expert arborist.
- c) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
- d) Development must provide temporary tree/vegetation protection measures prior to any clearing works. Where required by Council, development applications are to be accompanied by a report by an expert arborist or ecologist to assess the retention value of existing site trees and outline how they will be protected throughout the development.
- e) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.

#### 7.25 Tree Retention and Biodiversity Objectives:

##### Controls:

- a) Development must provide filter and protection strips to natural drainage lines, watercourses, streams, foreshores of constructed drainage corridors, riparian habitat strips and exclusion zones for preserving vulnerable and/or significant remnant vegetation and species.

**South Jerrabomberra DCP Review Comments**  
**Tree Management Officer - [REDACTED]**

b) All high recovery potential vegetation is to be retained within open space. The moderate recovery potential vegetation is to be retained, where possible, within open space but may be retained within private lots.

c) Existing ~~significant~~ trees, in particular large hollow bearing trees, are to be retained wherever possible within development sites, public and community parks, streetscapes and riparian corridors.

d) Significant Trees listed in Council's Significant Tree Register are to be retained and protected throughout development with tree protection measures outlined in an Arboricultural Impact Assessment by an expert arborist.

e) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.

f) Development must provide temporary tree/vegetation protection measures prior to any clearing works. Where required by Council, development applications are to be accompanied by a report by an expert arborist or ecologist to assess the retention value of existing site trees and outline how they will be protected throughout the development.

g) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.

**8.13 Tree Retention and Biodiversity Objectives:**

Controls:

a) Development must provide filter and protection strips to natural drainage lines, watercourses, streams, foreshores of constructed drainage corridors, riparian habitat strips and exclusion zones for preserving vulnerable and/or significant remnant vegetation and species.

b) All high recovery potential vegetation is to be retained within open space. The moderate recovery potential vegetation is to be retained, where possible, within open space but may be retained within private lots.

c) Existing ~~significant~~ trees, in particular large hollow bearing trees, are to be retained wherever possible within development sites, public and community parks, streetscapes and riparian corridors.

d) Native vegetation (canopy level) shall be provided, where possible within pocket parks, riparian corridors and street verges. Details of any planting shall be provided within a detailed Landscape Plan submitted at development application stage.

e) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.

f) Development must provide temporary tree/vegetation protection measures prior to any clearing works. Where required by Council, development applications are to be accompanied by a report by an expert arborist or ecologist to assess the retention value of existing site trees and outline how they will be protected throughout the development.

**South Jerrabomberra DCP Review Comments**  
**Tree Management Officer - [REDACTED]**

g) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.

h) Where required by Council, subdivision development applications are to be accompanied by a Weed Management Plan that identifies weed control measures during and after development.

i) Trees selected for retention at subdivision stage must be carefully considered to ensure that retained trees do not then adversely impact development on subdivided lots. For example, retention of low quality trees centrally located on an individual lot.



## Submission 5

### Palerang DCP Review Comments Tree Management Officer - [REDACTED]

#### B3.4 Habitat Corridors

The use of the term noxious weed is used here. I believe they are now environmental weeds. Simon H will know.

#### B3.5.4 Exemptions

##### Removal of Vegetation that Does Not Require a Permit

Any tree or other vegetation may be removed without a permit where:

- Council is satisfied it presents an immediate risk to life or property,
- Council or the Native Vegetation Panel is satisfied the tree is dead or dying and is not required as the habitat of native animals,

*How does Council form this opinion without a resident applying via a permit?*

iii. clearing around buildings other than a residential building - 10 metres from outer edge of the structure, *(there's problems with this line – I need to discuss with [REDACTED])*

Where someone is clearing vegetation under any of these exemptions, Council recommends keeping photos of the clearing, both before and after, and retaining these for a period of six months in the event Council is requested to investigate the clearing.

Vegetation clearance may be permitted in rural areas under the Rural Fires Act 1997 under the 10/50 Vegetation Clearing Scheme (Further information is available from NSW Rural Fire Service at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)). ~~This scheme allows for clearing in a designated areas to:~~ In designated areas, this scheme allows for the clearing of:

- i. trees within 10m of a home; and
- ii. ~~clear~~ underlying vegetation such as shrubs (but not trees) on a property within 50m of a home.

Note: Extensive conditions surround this code and the onus is on the landowner to thoroughly investigate and document the clearing work.

#### *Figure 1 - Vegetation Clearing Procedure – Summary Chart*

##### **Environmental Zones Land zoned Environmental, R5 Large Lot Residential or RE2 Private Recreation.**

- ~~No permit is required for removing any exotic vegetation less than 10 metres in height.~~  
*Should this be 'No permit is required for removing any vegetation less than 6 metres tall or with a canopy spread less than 3 metres'*

##### **Land Zoned Residential (R1, R2, R3, R4 and RU5), Business (B1, B2, B3, B4, B5, B6, B7 and B8, Industrial (IN1 and IN2), Special Use (SP1 and SP2) and RE1 Public Recreation**

f) For every tree removed from a site for construction of a building it should be replaced with either a tree of similar species, or an indigenous plant species which is better suited to the changed circumstances of the site. The tree is to be ~~replac~~ replaced within the property boundary of the site ~~it~~ *site* it was removed from unless otherwise specified by Council.

## Submission 6

### Palerang DCP Review Comments Tree Management Officer - [REDACTED]

#### *B12 Landscaping*

**Page 79** - The landscaping of development enhances the streetscape and blends new development in to the streetscape. ~~Trees also provide shade and possibly habitat for native fauna.~~ **Trees provide many social, functional, environmental, economic and aesthetic benefits to the community.** Landscaping also provides an effective 'softening' of.....

**Page 80** - The planting of native vegetation, especially that which is indigenous to the area and xeriscape gardens (gardens requiring no water other than rain water) is strongly encouraged. ~~Appropriate non-native species in urban areas should also be considered, for instance species that provide shade.~~ **The planting of a diverse range of tree species is encouraged. A well-considered mix of exotic species and locally endemic species strengthens our landscaped environment for climatic changes into the future. Where an avenue of a single successful or noteworthy species exists, it should be maintained and preserved.**

#### **Objective**

~~(j) To ensure that trees do not interfere with infrastructure and buildings~~

**(j) To minimise the adverse interaction between trees (living infrastructure) and built infrastructure**

#### **Control**

2) Development on a site is to be located to retain as many of the significant existing ~~sites~~ **trees** as practicable.

#### **Planting of trees**

3) The placement of trees in urban road reserves should be carefully considered as trees may ~~cause~~ **contribute** damage to cables and pipes. **Trees may also suffer severe damage in the event of emergency repairs to these services.**

4) Trees that will grow to a height ~~of greater than 3 metres~~ **where they can interact with overhead powerlines** should not be planted in the vicinity of powerlines **without the advice of an expert.** For advice on ~~trees and powerlines~~ **safe powerline encroachment distances** contact the local electricity authority.

5) The following is to be considered when tree species are being selected:

- The proximity of the tree to adjoining properties and the road reserve once it matures, and
- The location of the mature tree and its roots to buildings, underground services and utilities. ~~Trees should not be planted closer than 3 metres to a building.~~