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# Lane Cove Bushland & Conservation Society Inc

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P.O Box 989, Lane Cove NSW 1595

ABN 50 518 833 556

16<sup>th</sup> April 2018

The General Manager,  
Lane Cove Council.

**DA56/2018, 72A Greenwich Road Greenwich, Greenwich Infants School.**

The LCB&CS has been in existence for 47 years advocating for and protecting the environment of Lane Cove for the whole of that time. (some members have been involved with Greenwich school longer than that).

We are concerned about the impact of the loss of trees and general amenity that will result from this upgrade.

We agree with the intention of a permanent building in lieu of the temporary buildings now located on the site. We also commend the proposal not to provide staff parking on site but to use this area to increase the playground available to the children instead.

Our major concerns lie with the impact that the overall development will have on the mature trees, several of which were planted in 1969, and most others by subsequent parents groups, all to improve the amenity for the children. We feel that there has been little effort to maintain some of the trees that we think could be saved with more thought applied to the design of the buildings, construction methods and the services.

The documents are lacking in any coordinated plan of the tree locations, buildings and services (stormwater in particular), so that our comments are based on our assessment of the only information that is available.

The Arborist's report adheres strictly to the codes in relation to the buildings and services in proximity to trees and in most cases does not make any recommendations which could lead to possibly saving some trees. We would have expected this to be included if the arborist had thought that it could save the trees. The list of trees under *Recommendations for removal or retention.....(p2)* is in conflict with the information in section 5.2 *Development Impact (p13)* in several places. This makes it difficult to assess exactly what is being recommended.

Also the report does not recognise the temporary location of one of the demountable or the future OOSH and OSD in these schedules.

The LCB&CS would like to make some suggestions and to question some assertions in relation to particular trees that have been recommended for removal. We accept that those not mentioned here have to be removed.

T3 Appears to be some distance from the building and we cannot see how 50% of the TPZ can be impacted.

- T4 Once again appears to be some distance from the building. The new tree in this location must be planted if this one is removed
- T7 There does not appear to be any stormwater drains near this tree. It is close to the new access road, but it should be retained even if it means moving the road a few metres.(possible 1969 tree)
- T8 Definitely planted in 1969. All effort should be made to retain this tree. It is a long lived and stable species. Using pier and beam footings under this end of the building could easily overcome any incursion into the Structural Root Zone and the sewer works could be arranged as to not interfere with the root system.
- T10 Does not appear to be anywhere near any building or services work and must be retained.
- T15 & 16 These are shown in the location of the temporary demountable. This location should be reviewed to save these trees. The OOSH building or the OSD should not be allowed to necessitate the removal of these trees.
- T18 Ambiguous statements between the two lists. If the OSD impacts this tree it should be moved further under the OOSH building so that there is no impact.
- T21 Any impact from the stormwater trenching should require the trenching to be moved to save the tree.
- T22 Again ambiguous information. Move the stormwater trenching if that is the problem to save the tree.

The landscape plan does not provide any visual screening of the buildings from Wardrop Street and the removal of the existing large trees will adversely affect the views of the residents opposite as well as that of the general public. We recommend that the area along this frontage, now designated grasses and ground covers, include shrub species to reduce the visual impact of the new building.

We commend the use and size of the solar panels on the roof area and the reuse of rainwater from the roof.

The 33% increase in capacity is also commended although we still question if this will be sufficient by 2020 – 21 when the full impact of the present developments in St Leonards will be completed and occupied. By then the St Leonards South area may be on stream and that will add over 2000 new residences with a corresponding increase in school aged children.

We urge Council to consider the amenity for the children using the school as well as that of the adjoining neighbourhood and insist on more of the existing trees being saved. This is a major upgrade to the school and should look to the long term use and enjoyment of the students as the primary objective of the exercise.

The LCB&CS requests to be informed of the decisions taken on the points raised above regarding the trees and the reasons for those decisions.

Doug Stuart for the Committee,  
Lane Cove Bushland and Conservation Society Inc