

818 Pacific Highway, Gordon NSW 2072

Locked Bag 1006 Gordon NSW 2072

T 02 9424 0000 F 02 9424 0001

DX 8703 Gordon TTY 133 677

E kmc@kmc.nsw.gov.au

W www.krg.nsw.gov.au

ABN 86 408 856 411



Contact: Bonnie Yue

19th February 2025

Director Social and Infrastructure Assessments,
Planning and Assessment,
Department of Planning, Housing and Infrastructure
Locked Bag 5022, Parramatta NSW 2124

Dear Traki,

Council refers to Department of Planning, Housing and Infrastructure (DPHI)'s request for comment on the modification Application No. SSD-17424905-Mod-2 (Pymble Ladies Collage – Grey House Precinct) at 20 Avon Road, Pymble on 3rd February 2025.

The application was referred to Council's specialist officers and areas for comment includes Planning, Landscape and Ecology, Heritage, Engineering, Traffic and Environmental Health. Upon reviewing the application, there are no planning and other issues raised from the majority of the specialist officers. However, Council's Team leader Landscape and Ecological Assessment has provided the following comment:

"Some of the canopy and large understorey tree planting which were indicated on the approved landscape plans are proposed to be modified to be of much smaller tree planting of 5m in height at maturity. While acknowledging concerns raised concerning overshadowing of properties this is a substantial change from the original approved planting scheme in both scale and density of planting.

The proposed substitution of Eucalyptus saligna (Sydney Bluegum) and Syncarpia glomulifera (Turpentine) and Allocasuarina torulosa (Forest Oak) and Glochidion ferdinadii (Cheese Tree) and Eleaocarpus reticulatus (Blueberry Ash) for Ceratopetalum gummiferum (NSW Christmas Bush), Eucalyptus ficifolia "Summer Red", will reduce the predicted overshadowing from some of the proposed tree planting in this area. However, the planting proposed is very domestic in scale and will not provide substantial visual buffer to this area of the development.

It is suggested other larger species which achieve a greater height while still not excessively overshadowing the properties, could be explored as alternatives. For example, species such as Eleaocarpus reticulatus or similar locally occurring native species.

There also seems to be no reason in terms of overshadowing to substitute the Eleaocarpus reticulatus as indicated on the approved plans. These are setback from the boundary and while are indicated as being capable of 15m in height, this species normally (in the local area) typically achieves a height of 6-8m. and does not have a dense or spreading canopy.

As a general comment the height estimates at maturity indicated for some species are at the extreme end of expectations compared that which is typical of growth of these species in the local area including Allocasuarina torulosa and Glochidion ferdinandii. as well as Eleaocarpus as noted.

Eucalyptus ficifolia "Summer Red", is not a locally occurring native species. A locally occurring naïve species should be considered.

In regard to additional tree planting in other areas of the campus it is suggested these be of more advanced size than tube stock."

If you have any questions in relation to this submission, please contact me on 9424 0000.

Regards,

Bonnie Yue
Senior Assessment Officer
Ku-ring-gai Council