

Landscape Referral Response

Application Number:	Mod2019/0248
Date:	17/06/2019
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 8 DP 2044 , 59 Lewis Street BALGOWLAH HEIGHTS NSW 2093

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

No landscape objections are raised for the modification proposal.

The modification will result in the loss of one tree located within the front yard that was incorrectly located on Survey and is in fact impacted by the development works.

The existing tree identified as T3 in the Arboricultural Statement of Findings report prepared by High The Arborist recommends removal of the tree, which is not considered to be retainable.

Removal of T3 is to be replaced, as recommended in the Arboricultural Statement of Findings report, with a *Eucalyptus maculata* (Spotted Gum) or *Eucalyptus saligna* (Sydney Blue Gum) of 200 litre stock size and at least 4 metres tall at the time of installation.

Existing trees identified as T1 (Spotted Gum) and T2 (Spotted Gum) shall be retained and protected during all stages of construction.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree removal

The existing tree as recommended in the Arboricultural Statement of Findings by Hugh The Arborist, identified as T3, impacted by development, is granted approval for removal, subject to tree canopy replacement on site.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Replacement tree planting

One (1) *Eucalyptus maculata* (Spotted gum) or *Eucalyptus saligna* (Sydney Blue Gum) of 200 litre stock size and at least 4 metres tall at the time of installation, shall be installed on site.

All tree planting shall comply with 3.3.1 Landscaping Design, section b) item iii) where trees should be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight as described in the clause, or where the proposed tree locations may otherwise be positioned to minimise any significant loss of views.

All tree planting shall have a minimum individual area of 3 metres x 3 metres of soil area, and shall be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.