

Landscape Referral Response

Application Number:	DA2020/0434
Date:	10/06/2020
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 7 DP 6445 , 62 Mactier Street NARRABEEN NSW 2101

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

The plans indicate removal of two small trees to accommodate the secondary dwelling. No objections are raised to removal subject to replanting.

The landscape plan provided indicates screen planting along the rear of the site. Conditions have been included to ensure installation of the screening.

No objections are raised to approval subject to conditions as recommended.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection

- (a) Existing trees which must be retained
 - i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
 - ii) Trees located on adjoining land
- (b) Tree protection
 - i) No tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
 - ii) All structures are to bridge tree roots greater than 25mm diameter unless directed otherwise by a qualified Arborist on site.
 - iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on

- development sites, with particular reference to Section 4 Tree Protection Measures.
- iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees
 - v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

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

Landscape completion certification

a) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape consultant or horticulturalist shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any approved landscape plan and inclusive of any conditions of consent.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

Required Planting

a) Trees shall be planted in accordance with the following schedule:

Minimum No. of Trees Required.	Species	Location	Minimum Pot Size
2	Trees capable of attaining a minimum height of 5 metres at maturity	Grounds of property	200mm

b) Screen planting is to be provided in a garden bed located between the secondary dwelling and the rear boundary.

c) The garden bed is to be prepared with a suitable free draining planter soil mix, mulched and planted with species capable of attaining a minimum height of 2 metres at maturity.

d) Plants are to be planted at minimum 1.5 metre centres and be of a minimum pot size of 200mm at planting.

Reason: Local amenity and visual privacy