

## Landscape Referral Response

<b>Application Number:</b>	Mod2017/0286
<b>Date:</b>	20/12/2017
<b>Responsible Officer:</b>	Anthony Powe Landscape Assessment
<b>Land to be developed (Address):</b>	Lot 1 DP 1193308 , 40 Kingsway DEE WHY NSW 2099 Part Lot 100 DP 1041823 , 725 Pittwater Road DEE WHY NSW 2099

### 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 objections in general terms, however in view of trees lost due to the development (Photo 1 below), tree planting could be included in the verge in the event that the bus-stop is to be deleted (Plan 1 below).

If considered appropriate in planning terms, the following condition could be included:

#### **Required planting**

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

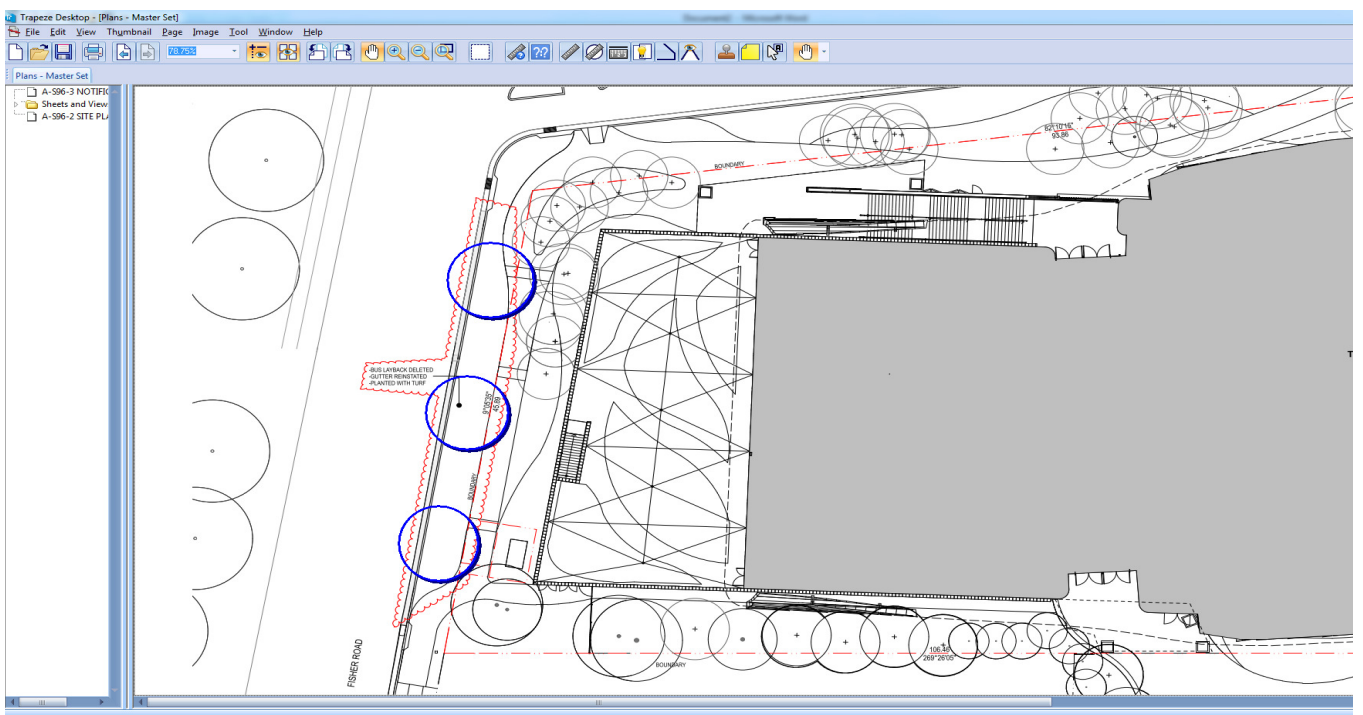
<i>No. of Trees Required.</i>	<i>Species</i>	<i>Location</i>	
3	Angophora costata	Fisher Road road reserve,	75
litre			
			forwa
			in aliq

*ii) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.*

*Reason: To maintain environmental amenity. (DACLAF01)*



**Photo 1 - Pre-construction streetscape, Fisher Rd.**



**Plan 1- Tree planting opportunity to Fisher Rd frontage**

## Referral Body Recommendation

Recommended for approval, subject to conditions

## Refusal comments

**Recommended Landscape Conditions:**

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE**

**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 50mm 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 50mm 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. (DACLAC01)