

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0108
<b>Date:</b>	24/04/2019
<b>Responsible Officer:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 100 DP 615225 , 11 - 13 Cook Street FORESTVILLE NSW 2087

### 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 Arborists Report and Landscape Plan submitted with the application are noted. The Landscape Plan provides for replacement planting of trees to be removed to accommodate the proposed works. The trees to be removed are not considered significant in the context of the site.

No objections to approval subject to conditions as recommended.

### 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

### Amendments to the Landscape Plan

a) Landscape Plans are to be amended as follows:

*Cupaniopsis anacardioides* indicated on the Landscape Plan is to be replaced with a tree of similar size not listed on Council's exempt tree list in WDCP E1 Preservation of trees or bushland vegetation.

b) Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the provision of suitable landscape amenity and character.

## 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 in the Arboricultural Impact Assessment report dated 31 January 2019 prepared by Jacksons Nature Works, unless exempt under relevant planning instruments or legislation
  - ii) Trees located on adjoining private land
- (b) Tree protection
  - i) No tree roots greater than 30mm diameter are to be cut from protected trees unless authorised by the Project Arborist on site.
  - ii) All structures are to bridge tree roots greater than 30mm diameter unless directed otherwise by the Project Arborist on site.
  - iii) All tree protection to be in accordance with the Arboricultural Impact Assessment report dated 31 January 2019 prepared by Jacksons Nature Works and AS4970-2009 Protection of trees and 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.

### Project Arborist

- i) A Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to commencement of works.
- ii) The Project Arborist is to oversee all tree protection measures, removals and works adjacent to protected trees as outlined in the Arboricultural Impact Assessment report dated 31 January 2019 prepared by Jacksons Nature Works and AS4970-2009 Protection of trees on development sites.
- iii) The Project Arborist is to ensure compliance as relevant with any other environmental requirements conditioned under this consent.

Reason: to ensure protection of vegetation proposed for retention on and adjoining the site.

### Tree removal within the road reserve

- i) This consent includes approval to remove the following trees located within the road reserve:

Species	Location	Tree Number
1 x <i>Lophostemon conferta</i>	Cook Street road reserve forward of the property as identified in the Arboricultural Impact Assessment report dated 31 January 2019 prepared by Jacksons Nature Works	T4

ii) Removal of approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor.

iii )Details of currently approved tree contractors can be obtained from Northern Beaches Council Public Trees Section prior to removal.

Reason: Public liability

## 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 architect or landscape designer shall be submitted to the Principal Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.

b) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Principal Certifying Authority, certifying that the landscape works have been established and maintained in accordance with the approved landscape plan.

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

### Required Planting

Trees shall be planted in accordance with the following schedule:

Minimum No. of Trees Required.	Species	Location	Minimum Pot Size
All trees	As indicated on Landscape Plan Dwg No. L-01 Issue C dated 04/02/19 prepared by Site Design Studios	As indicated on the Landscape Plan	As indicated on the Landscape Plan

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.

## ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

### Landscape maintenance

i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.

ii) If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan.

Reason: To maintain local environmental amenity.