

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0845
<b>Date:</b>	20/09/2019
<b>Responsible Officer:</b>	David Auster
<b>Land to be developed (Address):</b>	Lot A DP 961049 , 68 A Queenscliff Road QUEENSCLIFF NSW 2096

### 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 proposed development provides little by way of soft landscape, however it is noted that the site is zoned B1-Neighbourhood Centre with nil front setback and landscape open space requirements.

The plans indicate some paving and landscape works within the road reserves surrounding the site. No details have been provided regarding treatments, Comment from Council's Roads Assets section should be sought regarding the suitability of the proposed paving, paths and stairs in the road reserve.

The plans indicate street tree planting to Queenscliff Rd, but no details are provided. If the proposal is to be approved, recommended small coastal tolerant species have been included in conditions.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Refusal comments

### 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 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.

## CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

### Protection of rock and sites of significance

- a) All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition excavation and construction works.
- b) Should any Aboriginal sites be uncovered during the carrying out of works, those works are to cease and Council, the NSW Office of Environment and Heritage (OEH) and the Metropolitan Local Aboriginal Land Council are to be contacted.

Reason: Preservation of significant environmental features.

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

### Street Tree Planting

a) Street tree planting shall be provided within the road reserve in accordance with the following schedule:

No. of Trees Required	Species	Location	Minimum Pot Size
2	<i>Callistemon</i> 'Kings Park Special'	Queenscliff Road road reserve forward of the property clear of driveway sightlines and generally in alignment with other street trees	75 litre

b) all street trees shall be planted into a prepared planting hole a minimum of 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, and mulched to 75mm depth minimum, watered and maintained to ensure establishment

Reason: Local environmental amenity.