

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0421
<b>Date:</b>	28/06/2021
<b>Responsible Officer:</b>	Ashley Warnest
<b>Land to be developed (Address):</b>	Lot 2 DP 221631 , 78 Hudson Parade CLAREVILLE NSW 2107

### 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

This application is for the modification of a previously approved development application. Proposed modifications are largely contained within the previously approved dwelling and include changes to windows and alterations of the fireplace. Modifications that relate to landscape include the removal of existing Tree No. 21.

An Arboricultural Impact Assessment has been provided with the application, which has recommended the removal of Tree No. 21, a large locally native canopy tree, due to it being in poor health and condition. It is noted that a total of twenty six site visits have occurred by the Project Arborist, which is clearly detailed within the schedule provided in the Arboricultural Impact Assessment. Clear efforts have been made to retain Tree No. 21 throughout construction, however as a result of construction works, it is now experiencing decline, and as a result has been recommended for removal.

Due to this decline in health, the removal of this tree, based on the Arborists recommendations, is supported. In order to compensate the removal of this tree, a replacement tree of the same species is required to be planted within the same approximate location. This replacement tree is to be planted a minimum 3m away from existing and proposed structures, as well as other trees.

Concern is raised regarding the proposed roof plan, drawing number S4.55.01, as this shows a large concrete area within close proximity to an existing tree, identified as Tree No. 34, towards the west of the site. This area of concern is highlighted with a revision number 10, however the description within the modification index this does not correlate to the works depicted. It should also be noted that the detailed plan of this area, drawing number S4.55.05, does not show this large concrete area as depicted in the roof plan. For clarity, works within this area are to be in accordance with S4.55.05, as these are largely the same as previously approved plans.

The landscape component of the proposal is therefore supported, subject to compensatory planting to replace trees approved for removal.

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 Removal Within the Property

This consent approves the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment):

- i) *Corymbia maculata*, located within the central portion of the site, specifically to the west of the approved garage, Tree No. 21.

Note:

- i) Exempt Species as listed in the Development Control Plan or the Arboricultural Impact Assessment do not require Council consent for removal.
- ii) Any request to remove a tree approved for retention under the development application is subject to a Section 4.55 modification application, or an assessment by an Arborist with minimum AQF Level 5 in arboriculture that determines that the tree presents an imminent risk to life or property.

Reason: To enable authorised building works.

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

##### Required Tree Planting

Trees shall be planted in accordance with the following:

- i) 1x *Corymbia maculata* is required to be planted, minimum 75L pot size, within the central portion of the site in a similar location to that existing.

Tree planting shall be located within a 9m<sup>2</sup> deep soil area wholly within the site and be located a minimum of 3 metres from existing and proposed buildings, and other trees.

Tree planting shall be located to minimise significant impacts on neighbours in terms of blocking winter sunlight, or where the proposed tree location may impact upon significant views.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To maintain environmental amenity.

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

##### Landscape Maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

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 and any conditions of consent.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.