

## Landscape Referral Response

<b>Application Number:</b>	Mod2018/0073
<b>Date:</b>	15/05/2018
<b>Responsible Officer:</b>	Joseph Tramonte Senior Landscape Architect
<b>Land to be developed (Address):</b>	Lot 6 DP 736961 , 10 Fern Creek Road WARRIEWOOD NSW 2102

### 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 landscape component of the modification is acceptable subject to tree protection measures and the engagement and attendance of a Project Arborist for all excavation and construction works near existing trees along Fern Creek Road, identified as T19, T10, T18, T14, T12, and T11, that may be impacted by the modification works.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Refusal comments

### Recommended Landscape Conditions:

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

#### Existing tree protection

A Project Arborist with minimum qualification equivalent to AQF Level 5 is to be appointed prior to the commencement of works, to supervise excavation and construction works near existing trees that may be impacted by development, as well as provide direction on the type and extent of irrigation required during all stages of the works.

- a) all trees approved for retention along Fern Creek Road in the vicinity of the modification (identified as T10, T11, T12, T14, T18, T19, T20, T22) located on site and within the road reserves must be retained and protected. Trees T10, T11, T12, T14, T18 and T19 may be impacted from the modification works,
- b) the Project Arborist is to oversee all tree protection measures and recommendations for retention identified in the Arboricultural Impact Assessment addressing the access ramp adjacent to Tree 19,

prepared by The Arborist Network, authored by Mark Hartley, dated 9/01/2018,

- c) as required by the DA approval, all other existing trees (T10, T11, T12, T14, T18, T20, T22) shall be protected by Consent conditions B.39 and D.20,
- d) the Project Arborist is to familiarise themselves with and ensure compliance with any other tree and environmental requirements conditioned under this consent,
- e) all excavation and construction works in the vicinity of existing trees shall be conducted under the supervision of the Project Arborist,
- f) should roots larger than 25mm be encountered during excavation, the project arborist shall assess the impact to ongoing good health of the tree and provide construction recommendations that may require the ramp structure to be suspended and placed on piers, or alternatively re-designed to align in a northward to the approved southward direction,
- g) all tree protection shall be in accordance with the recommendations provided within the Arboricultural Impact Assessment report and AS4970-2009 Protection of Trees on Development Sites, with particular reference to Section 4,
- h) tree pruning to enable construction shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2009 Pruning of Amenity Trees,
- i) all tree protection measures, as proposed in the Arboricultural Impact Assessment, are to be in place prior to the commencement, including protective fencing and trunk protection,
- j) to minimise the impact on trees and vegetation to be retained and protected, no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,
- k) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorized by the project Arborist on site,

The Project Arborist shall record all on site events during excavation and construction works, and provide documentary details to the Certifying Authority.

Reason: Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and protect the existing environmental amenity. (Control B4.22)

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

### **Existing tree protection**

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- a) all trees approved for retention along Fern Creek Road in the vicinity of the modification (identified as T10, T11, T12, T14, T18, T19, T20, T22) located on site and within the road reserves must be retained and protected. Trees T10, T11, T12, T14, T18 and T19 may be impacted from the modification works,
- b) the Project Arborist is to oversee all tree protection measures and recommendations for retention identified in the Arboricultural Impact Assessment addressing the access ramp adjacent to Tree 19, prepared by The Arborist Network, authored by Mark Hartley, dated 9/01/2018,
- c) as required by the DA approval, all other existing trees (T10, T11, T12, T14, T18, T20, T22) shall be protected by Consent conditions B.39 and D.20,
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## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Condition of protected existing trees**

Prior to the issue of an Occupation Certificate, a report prepared by an AQF Level 5 Arborist (or equivalent), shall be submitted to the Certifying Authority, assessing the health and impact on trees required to be retained as a result of the proposed development, including the following information:

- i) compliance to any Arborist recommendations for tree protection, excavation works and construction techniques,
- ii) extent of damage sustained by vegetation as a result of the construction works,
- ii) any subsequent remedial works required to ensure the long term retention of the vegetation.

The report shall reference the existing trees required to be protected: T10, T11, T12, T14, T18, T19, T20, and T22.

Reason: To ensure the long term survival of vegetation to be retained. (Control 4.22)