

## Landscape Referral Response

Application Number:	DA2020/0221
Date:	15/05/2020
Responsible Officer:	Tony Collier
Land to be developed (Address):	Lot 2 DP 27885 , 83 Parkes Road COLLAROY PLATEAU NSW 2097

### 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 plans submitted with the application indicate all trees to be removed from the site. The previous approval for subdivision on the site approved removal of only 1 x *Araucaria heterophylla* (Norfolk Island Pine) to accommodate the driveway. As the driveway is in the same location as the previous approval, no objections are therefore raised to it's removal under this application.

No Arborist's Report was sighted with the application nor explanation of why all other trees are proposed for removal. It is considered that several of the trees at the front and rear of the existing property can be retained under the proposed dwelling designs, with two significant trees requiring removal.

In order to retain the trees that are located clear of the proposed works, conditions have been provided referencing the trees as they are described on the Survey Plan submitted with the application in the absence of any tree numbering or description provided in the application.

No objections to approval subject to conditions as recommended.

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

### Tree Protection Plan

In order to protect and enhance onsite vegetation and trees the following applies to the development site:

(a) A Tree Protection Plan is to be prepared by a AQF Level 5 Arborist (or equivalent) showing the following:

- Layout of the approved development
- Location of trees identified for retention (Three trees located in the south western corner (front) of the site described on the Survey Plan as Ø.5/S5/H8, Ø.4/S6/H7 and Ø.7/S6/H12 and Four trees located at the western end (rear) of the site described on the Survey Plan as Ø.7/S6/H10, Ø.5/S4/H8, M/S5/H3 and Ø.15/S2/H4)
- Extent of canopy spread
- Location of tree protection fencing / barriers (fencing in accordance with AS2470 – 2009)
- General tree protection measures
- Inspection hold points

(b) The Tree Protection Plan is to be submitted to the Principal Certifying Authority for approval prior to issue of a Construction Certificate.

(c) Tree protection measures identified on the plan 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### **Tree trunk, branch and root protection**

(a) Existing trees which must be retained

- i) Three trees located in the south western corner (front) of the site described on the Survey Plan as Ø.5/S5/H8, Ø.4/S6/H7 and Ø.7/S6/H12 and Four trees located at the western end (rear) of the site described on the Survey Plan as Ø.7/S6/H10, Ø.5/S4/H8, M/S5/H3 and Ø.15/S2/H4
- ii) Trees located on adjoining land

(b) Tree protection

- i) No tree roots greater than 25mm 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 25mm diameter unless directed otherwise by The Project Arborist on site.
- iii) All tree protection to be in accordance with the approved Tree Protection Plan and 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.

### **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 approved Tree Protection Plan 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 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

### Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by the Project Arborist shall be submitted to the Certifying Authority, assessing the health and impact of trees and vegetation required to be retained as a result of the proposed development, including the following information:

- a) Compliance to Arborist recommendations for tree protection and excavation works.
- b) Extent of damage sustained by vegetation as a result of the construction works.
- c) Any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: To ensure compliance with the requirement to retain and protect significant planting on development sites.

### Required Planting

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

No. of Trees Required.	Species	Location	Minimum Pot Size
1 new tree per Lot	Trees capable of attaining a minimum height of 5 metres at maturity	Grounds of property	25 litre

b) 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.