

Landscape Referral Response

Application Number:	Mod2022/0396
Date:	17/10/2022
Responsible Officer:	Adam Susko
Land to be developed (Address):	Lot 2 DP 1282038 , 100 South Creek Road CROMER NSW 2099 Lot 3 DP 1282038 , 10 Inman Road CROMER NSW 2099 Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

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

Updated Comment 17/10/22:

Council's Bushland and Biodiversity Referral body has assessed the modification application. Landscape Referral can support the removal of the 3 trees, tree 56, 57, and 58, and supports the 6 replacement native trees as recommended in the Arborist's Report and conditioned in the Bushland and Biodiversity Referral Response. All Landscape conditions imposed in DA2019/1346 remain, and 2 additional conditions, Tree Removal and Landscape Completion, shall be added as part of this Landscape Referral.

Original Comment Summary:

The three trees proposed to be removed needed assessment from Council's Bushland and Biodiversity Referral body to continue the Landscape Referral.

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 and identified by tree number in the Arborist's Report dated 07/06/22):

- Tree 56 - *Angophora costata*, tree 57 - *Melaleuca* sp., and tree 58 *Eucalyptus piperita*,
- a qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised building works.

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

Landscape Completion

The 6 replacement native trees shall be installed as per the recommendations in the Arborist's Report (07/06/22) and inclusive of the following conditions:

- i) all tree planting shall be a minimum planting size of 100 litres, and shall meet the requirements of Natspec - Specifying Trees,
- ii) all trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established, and shall be located at least 3.0 metres from buildings, and at least 1.5 metres from common boundaries, and located either within garden bed or within a prepared bed within lawn,

Prior to the issue of an Occupation Certificate, details (from a landscape architect or landscape designer) shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.