

## Landscape Referral Response

<b>Application Number:</b>	DA2020/0113
<b>Date:</b>	11/03/2020
<b>Responsible Officer:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 8 DP 23583 , 600 Warringah Road FORESTVILLE NSW 2087

### 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 Arborist's Report and the Landscape Plans submitted with the application are noted.

The Arborist's Report assess impacts on a mature *Angophora costata* located on the adjoining property to the rear of the site. The impacts on the Angophora are considered acceptable in relation to AS 4970-2009 Protection of Trees on Development Sites, subject to conditions.

No objections to approval, subject to conditions.

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 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 25mm 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 25mm 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.

### 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 Tree 5 *Angophora costata* as outlined in the Arboricultural Impact Assessment dated August 2019 prepared by Malcolm Bruce 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: Environmental protection

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

### Required Planting

Trees shall be planted in accordance with the following schedule:

No. of Trees, Shrubs and Groundcovers Required.	Species	Location	Pot Size
All trees, shrubs and groundcovers.	As indicated on the Landscape Plan prepared by Clarendon Homes Sheet 1 Revision Issue A dated 31 October 2020.	As indicated on the Landscape Plan.	As indicated on the Landscape Plan.

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.

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

### Landscape maintenance

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered

and fertilized as required at the time of planting.

ii) 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.

Reason: To maintain local environmental amenity.