

Landscape Referral Response

Application Number:	DA2019/0586
Date:	15/07/2019
Responsible Officer:	Kent Bull
Land to be developed (Address):	Lot 148 DP 22670 , 158 Elanora Road ELANORA HEIGHTS NSW 2101

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 proposal involves retention of the existing dwelling which is located towards the rear of the site, and the subdivision of 1 lot into 3 lots. The proposed subdivision, in terms of landscape outcome, is acceptable, on the basis and subject to approval of property realignment under DA2019/0473.

A property encroachment of the existing tennis court over the adjacent southern property is the subject of a separate application under DA2019/0473.

B4.22 Preservation of Trees and Bushland Vegetation

C4.7 Subdivision - Amenity and Design

C4.8 Subdivision - Landscaping on the existing and proposed public road reserve frontage to subdivision lots

The site does not contain significant trees. Existing trees required to be preserved under B4.22 are located within adjoining properties, and these will be conditioned to be protected.

To satisfy C4.7, existing trees 5 metres in height and over, worthy of retention, are to be preserved, along with other vegetation not impacted by future dwelling development to reduce bulk and scale.

To satisfy C4.8, the existing street tree shall be retained and protected with additional street tree planting in accordance with the clause at 6m centres.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

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

Public road reserve landscaping and infrastructure

Street trees are to be planted to encourage the free passage of pedestrians. New tree plantings are to be a minimum 75 litre size, or as otherwise conditioned, with 1m x 1m tree pit and backfilled with suitable planting medium. Trees are to be appropriately supported by two stakes (minimum 50mm x 50mm) with Hessian ties.

1 x *Melaleuca linariifolia* shall be planted at the frontage of the proposed Lot B.

Street trees shall be located following consideration of existing trees, existing underground services and street lighting. The street trees must be maintained for a period of 12 months following the issue of an occupation certificate. Any failure due to lack of maintenance will require replacement. Grassed areas are to be turfed with Couch species (weed free) and even grade to a maximum 4% grade.

All work is subject to a Section 139 approval from Council.

Reason: to enable the long term retention of the desired streetscape character.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

a) Existing trees and vegetation shall be retained and protected as follows:

- i) all trees on site over 5 metres in height, and other vegetation not impacted by development, excluding exempt vegetation under the relevant planning instruments of legislation,
- i) all road reserve trees and vegetation,
- ii) all trees and vegetation located on adjoining properties.

b) Tree protection shall be generally undertaken as follows:

- i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites,
- ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF Level 5 Arborist,
- iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF Level 5 Arborist,
- iv) any tree roots exposed during excavation with a diameter greater than 25mm within the tree protection zone must be assessed by an AQF Level 5 Arborist. Details including photographic evidence of works undertaken shall be submitted to the Certifying Authority,
- v) 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, vi) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a AQF Level 5 Project Arborist on site,
- vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
- viii) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with a AQF Level 5 Arborist, including advice on root protection measures,
- ix) should either or all of vi), vii) and viii) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying

Authority,

x) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction works, is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS 4970-2009,

xi) 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.

c) All protected trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed by approval must be replaced with a locally native canopy tree.

Reason: to retain and protect significant planting on development and adjoining sites.

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

Environmental and priority weed control

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

Reason: preservation of environmental amenity.