

Landscape Referral Response

| | |
|---------------------------------|--|
| Application Number: | DA2020/0025 |
| Date: | 02/04/2020 |
| Responsible Officer: | Jordan Davies |
| Land to be developed (Address): | Lot 1 DP 516585 , 18 Clyde Road DEE WHY 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

Additional Information Comment 2 April 2020

Additional information including a landscape plan provided by the applicant are noted.

The plans indicate proposed planting in the front yard which is considered acceptable. The issue of the extent of the site taken up by the proposed building is left to planning assessment on its merits.

Two street trees are required to be removed to accommodate the proposed driveway crossover. In this instance, no objections are raised to the proposed removal (*Cupaniopsis* being on Council's undesirable trees list), however a replacement street tree planting is recommended.

No objections are raised to approval subject to conditions as recommended.

Original Comment

The plans indicate a number of palms and trees to be removed. No Landscape Plan was sighted with the application indicating replacement planting and soft landscape treatment. The application is unable to be assessed with regard to landscape issues due to lack of information.

At this stage, the application cannot be supported, however if additional information is provided further assessment can be undertaken.

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 WDPC2011 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.

Tree removal within the road reserve

- i) This consent includes approval to remove the following trees located within the road reserve:

| Species | Location |
|--------------------------------------|--|
| 2 x <i>Cupaniopsis anacardioides</i> | Clyde Road road reserve to accommodate proposed driveway crossover |

- ii) Removal of approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor.
- iii) Details of currently approved tree contractors can be obtained from Northern Beaches Council Public Trees Section prior to removal.

Reason: Public liability

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

Landscape completion certification

- a) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

Required Planting

- a) Trees, shrubs and ground-covers shall be planted in accordance with the Landscape Site Plan dated 8.2.20 prepared by Andrew Davies Landscape Design
- b) Street tree planting is to be provided as follows:

| No. of Trees Required. | Species | Location | Minimum Pot Size |
|---------------------------------|------------------------------|---|---------------------|
| 1 | <i>Tristaniopsis laurina</i> | Clyde Road road reserve forward of the property | 25 litre |

c) 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.