

Landscape Referral Response

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| Application Number: | DA2019/0968 |
| Date: | 03/10/2019 |
| Responsible Officer: | Julie Edwards |
| Land to be developed (Address): | Lot 80 DP 11784 , 12 Ingleside Road INGLESIDE 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 Arborist's report submitted with the application is noted. The report indicates that 8 trees of low significance and one tree of moderate to high significance are to be removed to accommodate the new dwelling.

The site is in a relatively disturbed state and it is considered that subject to replanting of canopy trees no objections are raised to approval in this instance with regard to Landscape issues.

I would defer to comments from Council's Natural Environment Unit regarding any matters of any ecological significance

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

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 50mm 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 50mm diameter unless directed otherwise by a qualified Arborist on site.
- iii) All tree protection to be in accordance with the Arboricultural Impact Assessment prepared by Naturally Trees dated September 2016 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 local planning controls 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.

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

Required Planting

At least eight (8) locally native canopy trees are to be provided on site to achieve a mature height of 10 metres. These shall be planted at minimum 200mm size. Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures.

Reason: To enable the long term retention of local native tree canopy.