

Landscape Referral Response

Application Number:	DA2019/0306
Date:	24/05/2019
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 8 DP 6984 , 18 Alexander Street COLLAROY NSW 2097 Lot 9 DP 6984 , 18 Alexander Street COLLAROY NSW 2097

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 plans provided indicate that a number of trees appear to be required for removal to accommodate the proposal, however no information regarding the trees has been provided.

The landscape plan included is not considered satisfactory in view of the extent of the change that would result from the development.

It is recommended that a landscape plan prepared by a suitably qualified landscape consultant and an Arborist's report be provided in accordance with Council's required standards below.

Landscape Plan and Landscape Design Statement

A Landscape Plan, prepared by a suitably qualified professional, must be submitted with all development

applications, except where there are no external works.

A Landscape Plan may not be required for applications of a minor nature or where it is considered that there is

a minor impact to the streetscape and to adjoining properties. This will be at the discretion of Council staff.

The Landscape Plan must show:

- calculations of the landscape area (and open space) on the site as per the definition in the relevant DCP.

This may be shown on a separate plan for clarity,

- proposed surface treatments and materials, including but not limited to structures, features, walling, fences, pavements, gardens, lawns, ground stabilisation, drainage, irrigation etc.,
- existing and proposed ground levels,
- outline of proposed buildings, driveways and structures, including swimming pools, pavements, walls and fences, all consistent and co-ordinated with building and services plans,
- location, height and materiality of proposed retaining walls and fences,
- existing street trees or trees on neighbouring properties that may be impacted by the proposed

development,

- existing trees and other vegetation to be retained or removed. All trees are to be located, identified and numbered, and shall coincide with the arborist's report. Protection measures for retained vegetation shall

be included in the arborist's report,

- proposed planting scheme including species selection, location, quantities, mature heights and pot sizes,
- rock outcrops and other landscape features,
- location of any underground services or basements,
- soil depth of planter boxes on-slab,
- any irrigation systems,
- BASIX landscape commitments where relevant are to be indicated by clearly indicating the area on the landscape plan.

A Landscape Design Statement may be required to demonstrate the impact of the proposal on streetscape

amenity, how the landscape design integrates with the existing streetscape, the impact of the proposal on the neighbouring properties, and how the landscape design considers and addresses this.

Arboricultural Impact Assessment Report

An Arboricultural Impact Assessment Report, prepared by a qualified AQF5 (or higher) arborist, must be

submitted when works are proposed within 5.0m of a tree (excluding trees and species that can be removed

without approval under the relevant DCP, irrespective of property boundaries. The report must include:

- who commissioned the report and why was the report commissioned,
- the address of the site containing the trees,
- a plan of the site showing the exact location of the trees and the trees numbered to correspond with the text,
- the methods or techniques used in the inspections,
- the scientific name, common name, height, canopy spread, trunk diameter at breast height, SULE, landscape significance, and form of each tree,
- discussion of the data collected, which may include information regarding wounds, cavities, cracks, splits, forking, root zone or diseases,
- supporting evidence such as photographs,
- a discussion of all options relating to tree retention or removal, including construction techniques to minimise impacts upon root systems,
- justification for tree removal,
- if required, a tree construction impact statement and recommendations for construction methodology,
- may include root mapping,
- demonstrate compliance with the relevant Australian Standards.

The arborist is to review all architectural and engineering plans, and is to be aware of any and all earthworks proposed on site.

Referral Body Recommendation

Recommended for refusal

Refusal comments**Recommended Landscape Conditions:**

Nil.