

## Landscape Referral Response

<b>Application Number:</b>	Mod2014/0040
<b>Date:</b>	10/04/2014
<b>Responsible Officer:</b>	Anthony Powe Landscape Assessment
<b>Land to be developed (Address):</b>	Lot 1 DP 836109 , 14 Patey Street 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

The proposed carpark will require removal of three exempt tree species (2 x African Olive and 1 x Umbrella Tree) and one small Brush Box Tree (*Lophostemon conferta*). Some small rock areas are also required to be removed.

The impacts are not considered to be significant in relation to landscape issues.

No objections to approval subject to conditions as recommended.

### 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

### Trees and / or Landscaping

In order to protect and enhance onsite vegetation and trees the following applies to the development site:

#### (a) Existing trees which must be retained

All trees not indicate for removal on the approved plans.

**(b) Tree protection**

- i) No tree roots greater than 50mm diameter are to be cut 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 AS4970-2009 Protection of trees on development sites.
- iv) All tree protection measures 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. (DACLAC01)

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

**Required Planting**

The tree/s listed in the following schedule shall be planted in accordance with the following schedule:

<b>No. of Trees Required.</b>	<b>Species</b>	<b>Location</b>
2	Banksia integrifolia or trees selected from Council's Tree Replacement Guide available at <a href="http://www.warringah.nsw.gov.au">www.warringah.nsw.gov.au</a>	Front landscape setback

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. (DACLAF01)