

Landscape Referral Response

Application Number:	Mod2024/0422
Date:	07/11/2024
Proposed Development:	Modification of Development Consent DA2022/1715 granted for Alterations and additions to a dwelling house including a swimming pool
Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot 56 DP 7794 , 60 Hudson Parade CLAREVILLE NSW 2107

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 application is for modification to development consent DA2022/1715.

Additional Information Comment 07/11/24:

The amended reports and plans are noted.

Previous concerns have been addressed. Condition 33 Project Arborist and 53 Landscape Completion will be amended as part of this application.

Original Comment:

The changes to the driveway and pedestrian entry path may further impact street trees A and B. The pedestrian entry path appears to be hard against the trunk of tree B and the driveway will encroach further into the structural root zone of tree A. Comment from the Arborist is required to determine whether or not these changes are acceptable before landscape referral can continue their assessment. Trees A and B shall be retained as approved under DA2022/1715.

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

Project Arborist

A Project Arborist with minimum AQF Level 5 in arboriculture shall be engaged prior to any commencement of works on site to provide tree protection measures in accordance with AS4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment.

The Project Arborist shall be in attendance and supervise all works as nominated in the Arboricultural Impact Assessment, and in particular:

- a) section 9.0, including 9.1 to 9.13 inclusive,
- b) all recommendations outlined in the Addendum to Arboricultural Impact Assessment Report dated 02/10/2024 by Martin Peacock Tree Care.

All tree protection measures specified must:

- a) be in place before work commences on the site, and
- b) be maintained in good condition during the construction period, and
- c) remain in place for the duration of the construction works.

The Project Arborist shall provide certification to the Certifier that all tree protection measures under AS4970-2009 have been satisfied, and the recommendations listed for the protection of the existing tree(s) have been carried out satisfactorily to ensure no impact to the health of the tree(s).

Photographic documentation of the condition of all trees to be retained shall be recorded, including at commencement, during the works and at completion.

Note: Any potential impact to trees as assessed by the Project Arborist will require redesign of any approved component to ensure existing trees upon the subject site and adjoining properties are preserved and shall be the subject of a modification application where applicable.

Reason: Tree protection.

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

Landscape Completion

Landscape works are to be implemented in accordance with the approved Landscape Plans prepared by Arcadia dated 21/08/24 (drawings 000 Cover Sheet, Plant Schedule, 401 Lower Ground, 402 Ground, 403 First Floor, 600 Planting Details and 601 Specification; all issue F), and inclusive of the following conditions:

- a) landscape works are to be contained within the legal property boundaries,
- b) any landscape works proposed for the road reserve shall be included as part of the s.138 works within the road reserve application, for approval or otherwise,
- c) tree, shrub and groundcover planting shall be installed as indicated on the approved Landscape Plan(s) unless otherwise imposed by any conditions,
- d) all Pennisetum species shall be deleted and replaced with non spreading species.

Prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.