

Landscape Referral Response

Application Number:	DA2019/0380
Date:	20/06/2019
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 366860 , 72 Carrington Parade CURL CURL NSW 2096

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 site contains little by way of existing landscape features. The proposed planting of native species is generally supported, however it is noted that the proposal is no-compliant with regard to the quantum of landscaped open space, which is left to planning assessment.

The landscape plans also indicate that the surrounding road verge is to be planted with native species. Whilst a nice gesture, it is not considered practical in terms of maintenance and liability, particularly in relation to sight lines.

The proposal should not rely on the external public land to provide an adequate landscape setting. It is recommended that the verge remain turfed. Further comment may be sought from Council's Roads Assets section with regard to the acceptability of the proposed planting in the verge as the relevant asset manager of this component.

If the proposal is to be approved, recommended conditions have been included.

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**

Amended Landscape Plan

- a) No approval is granted for planting in the road reserve surrounding the property other than turf.
- b) Prior to issue of a Construction Certificate, Landscape Plans are to be amended to indicate turf planting in the verge

Reason: Protection of Council assets

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 30mm 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 30mm 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 WDCP2011 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.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**Protection of sites of significance**

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.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Landscape maintenance**

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.
- ii) If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan.

Reason: To maintain local environmental amenity.