

Landscape Referral Response

Application Number:	DA2018/1225
Date:	06/06/2019
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot 32 DP 25164 , 35 Earl Street BEACON HILL NSW 2100

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 indicates trees numbered 8,9 and 10 are within the proposed building footprint and therefore would require removal if development occurs.

If the building footprint is to be part of the approved plans, removal of trees 8, 9 and 10 may be approved for removal to enable development in the area specified, with removal of any subsequent trees (and required replanting) subject to assessment of the design at time of DA submission for a dwelling.

Recommended conditions have been included if the proposal is to be approved as submitted.

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 approved under this consent or are otherwise 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 THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

Selected Tree Removal

The following trees identified in the *Arboricultural Impact Assessment Report*, dated 11.10.2017, prepared by Damian Green are to be removed by the applicant prior to the release of the Subdivision Certificate:

- Tree "T8", tree "T9" and tree "T10".

Any additional thinning or removal of other trees on the site, where required, is to be in compliance with conditions of consent, as detailed by the applicant's Bushfire Safety consultant and a consultant arborist prior to works commencing and details being supplied with the subdivision certificate application.

Details are to be provided to the Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: Tree management and safety.