

Landscape Referral Response

Application Number:	DA2019/1338
Date:	04/03/2020
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 11 DP 10548 , 14 Gladstone Street NEWPORT NSW 2106

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 indicate removal of one street tree on the Gladstone Street frontage to accommodate the new driveway crossover. The tree is not considered significant and no objections to removal are raised.

No buffer planting is proposed along the northern and eastern boundaries of the development. In view of the interface with the public reserve to the north and the private land to the east, buffer screen planting is recommended to be required for amenity of both the residents and the public.

Little opportunity for street tree planting is available due to major powerlines surrounding the site. In lieu of street tree planting to assist in integrating the additional built form into the streetscape, additional trees are recommended to be incorporated in the garden beds along the boundaries fronting Gladstone St and Bishop Street .

In consideration of the above, no objections to approval are raised subject to conditions as recommended.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amended Landscape Plan

Landscape Plans are to be amended as follows:

- i) Provide an additional three (3) native trees capable of attaining a minimum height of 5 metres and of minimum pot size 25 litre in the garden beds along the western boundary to provide a generally evenly spaced continuous canopy.
- ii) Provide an additional two (2) native trees capable of attaining a minimum height of 5 metres and of minimum pot size 25 litre in the garden beds along the southern boundary to provide a generally evenly spaced continuous canopy.
- iii) Provide screen planting capable of attaining a minimum height of 2.5m at minimum 1 metre centres in formed garden beds along the northern and eastern boundaries

Reason: Environmental amenity

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 25mm 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 25mm 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 local planning controls 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.

Tree removal within the road reserve

i) This consent includes approval to remove the following trees located within the road reserve:

Species	Location
1 x <i>Callistemon</i> sp.	Gladstone Street road reserve to accommodate the new driveway crossover

ii) Removal of approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor.

iii) Details of currently approved tree contractors can be obtained from Northern Beaches Council Public Trees Section prior to removal.

Reason: Public liability

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

Landscape completion certification

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

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.