

## Landscape Referral Response

<b>Application Number:</b>	Mod2020/0688
<b>Date:</b>	05/02/2021
<b>Responsible Officer:</b>	Ashley Warnest
<b>Land to be developed (Address):</b>	Lot 2 DP 878612 , 127 Riverview Road AVALON BEACH NSW 2107 Lot LIC 386878 , 127 Riverview Road AVALON BEACH 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 relates to removal of a tree previously indicated as being retained adjacent to an approved inclinator.

The Tree is identified in the Arborist's Tree Impact Statement accompanying the application as Tree 8. The tree is identified in the original Arborist's report as a *Corymbia gummifera*, 10m tall.

The Arborist's Statement confirms that due to the required location of a footing for the inclinator, significant structural roots would be required to be removed, destabilising the tree. The report confirms that no alternate location of the footing is available to due to engineering requirements.

In this instance, removal of the tree is not objected to, subject to replanting.

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

#### **Landscape completion certification**

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

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

### Required Planting

Trees shall be planted in accordance with the following schedule:

No. of Trees Required.	Species	Location	Minimum Pot Size
2	Local native trees species capable of attaining a minimum height of 10 metres at maturity	Rear yard	200mm

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.

## 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 conditions of consent.

Reason: To maintain local environmental amenity.