

Landscape Referral Response

Application Number:	DA2019/1274
Date:	29/11/2019
Responsible Officer:	Daniel Milliken
Land to be developed (Address):	Lot 1 DP 1215531 , 70 South Creek Road DEE WHY NSW 2099

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 and Landscape Plans submitted with the application are noted.

The Tree Assessment Data sheets in the Arborist's Report indicate 24 trees to be removed to accommodate the proposed works. The trees are generally in the medium size height (5-10m) and are not specifically significant, being general plantings associated with school development.

The Landscape plans provided indicate a range of deciduous and evergreen trees (including local native species) to provide replacement canopy for the trees removed in the context of the new building and open space design.

In view of the extent of proposed works, retention of all trees is not feasible. The Arborist's Report indicates trees that can be retained over the site and the Landscape plans indicate that suitable replacement planting can be accommodated on the site to replace those required to be removed.

In this instance, no objections are raised to approvals subject to conditions as recommended.

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 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 the Arboricultural Impact Assessment dated 23 October 2019 prepared by ArborSafe and 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.

Project Arborist

- i) A Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to commencement of works.
- ii) The Project Arborist is to oversee all tree protection measures, removals and works adjacent to protected trees as outlined in the Arboricultural Impact Assessment dated 23 October 2019 prepared by ArborSafe and AS4970-2009 Protection of trees on development sites.
- iii) The Project Arborist is to ensure compliance as relevant with any other environmental requirements conditioned under this consent.

Reason: to ensure protection of vegetation proposed for retention on the site.

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 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.
- b) 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 established and maintained in accordance with the approved landscape plan.

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

Required Planting

a) Trees shall be planted in accordance with the following schedule:

As indicated on the approved Landscape Plans

No. of Trees Required.	Species	Location	Pot Size
All trees	As indicated on the approved Landscape Plans	As indicated on the approved Landscape Plans	As indicated on the approved Landscape Plans

b) 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.