

## Landscape Referral Response

<b>Application Number:</b>	DA2018/1828
<b>Date:</b>	10/04/2019
<b>Responsible Officer:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot A DP 411784 , 3 Berith Street WHEELER HEIGHTS NSW 2097

### 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

Insufficient information has been provided to assess the application with regard to impacts on trees indicated to be retained on site and along the proposed footpath alignment fronting Berith Street to Rose Avenue.

Assessment indicates that trees indicated for retention are not considered to be viable based on the works proposed.

As a result, proposal at this stage is considered to be incompatible with the existing streetscape and front landscape treatments in the street.

The proposal is not able to be supported with regard to landscape issues at this stage.

### Referral Body Recommendation

Recommended for refusal

### 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 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 rock and sites of significance

a) All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition excavation and construction works.

b) 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.

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

### Required Planting

Trees shall be planted in accordance with the following schedule:

No. of Trees Required.	Species	Location	Pot Size
	Tree/s selected from Council's Plants and Trees List available at <a href="http://www.northernbeaches.nsw.gov.au">www.northernbeaches.nsw.gov.au</a> or species capable of attaining a minimum height of 6 metres at maturity		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.