

Landscape Referral Response

Application Number:	Mod2018/0263
Date:	11/07/2018
Responsible Officer:	Chantalle Hughes
Land to be developed (Address):	Lot 12 DP 13291 , 24 Delecta Avenue CLAREVILLE 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

Council's Landscape division has assessed the proposal against the Pittwater 21 DCP 2014 Control - B4.22 Preservation of Trees and Bushland Vegetation C1.1 Landscaping, and believes the proposed development does not comply with these controls.

The provided Arboricultural Report does not adequately or correctly identify proposed encroachment on the existing *Eucalyptus* species onsite.

The proposed driveway is being altered and the SketchArc Plan, drawing no. Clause 4.55 - 6, Rev A notes the driveway will come within a 2 meter radial distance of the tree stem. Using the basal stem measurement noted within the Arborist Report of .9m this relates to a 3.2m Structural Root Zone. These works will not be in accordance with AS4970 Protection of Trees on Development Sites. The submitted Arborist Report does not take this encroachment into account.

The lack of proposed replanting to compensate for trees removed under the development application N0301/16 is also unacceptable.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.