

Landscape Referral Response

Application Number:	DA2020/1446
Date:	09/12/2020
Responsible Officer:	Ashley Warnest
Land to be developed (Address):	Lot 9 DP 33000 , 73 Fuller Street COLLAROY PLATEAU 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

The proposal is for alterations and additions to an existing dwelling. The Arborist's report is noted.

The proposal requires removal of one street tree to accommodate the new driveway crossover. The tree is assessed in the Arborist's report as low retention value. Removal of the tree is not objected to in this instance subject to replanting. Two other exempt tree species are indicated on the plans to be removed. It is recommended that an additional tree be planted in the front yard of the property to reduce bulk and scale and integrate the proposal into the streetscape.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection

- Existing trees which must be retained
 - All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
 - Trees located on adjoining land
- Tree protection
 - No tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
 - 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.

Tree removal within the road reserve

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

Species	Location	Tree Number
1 x <i>Tristaniopsis laurina</i>	Fuller Road road reserve forward of the property to accommodate the new driveway crossover	1

ii) Removal of approved tree 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

Required Planting

Trees shall be planted in accordance with the following schedule:

Minimum No. of Trees Required.	Species	Location	Minimum Pot Size
1	Tree species capable of attaining a minimum height of 5metres at maturity	Front yard	200mm
1	<i>Tristaniopsis laurina</i>	Fuller Road road reserve forward of the property	75 litre

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.