

## Landscape Referral Response

<b>Application Number:</b>	DA2019/1386
<b>Date:</b>	15/04/2020
<b>Responsible Officer:</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot 25 DP 207145 , 22 Monserra Road ALLAMBIE HEIGHTS NSW 2100

### 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 Landscape Plan submitted with the application is noted.

The proposed planting is not objected to, however the plan provided is schematic only. In order to achieve a suitable amenity to the proposed development, conditions detailing requirements for planting have been included in the absence of such details on the plan.

A tree in the rear yard is to be retained. In the absence of an Arborist's Report, Calculations under AS4970-2009 Protection of trees on development sites indicates that whilst there will be some incursion into the tree's Tree protection Zone, adequate space is provided beyond the TPZ to compensate for the proposed incursion. Conditions have also been included requiring a Project Arborist to supervise works adjacent to the tree.

No objections are raised to approval subject to conditions as recommended.

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 trunk, branch and root 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 the Project Arborist on site.
- ii) All structures are to bridge tree roots greater than 25mm diameter unless directed otherwise by the Project 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.

**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 on site in accordance with 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 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**

**Landscape completion certification**

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape designer or horticulturalist 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.

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

**Required Planting**

- a) Trees shrubs and groundcovers shall be planted in accordance with the Landscape Plan Dwg no DA2019/1386

A11 Rev A dated 25.10.2019 prepared by Dellview Design.

b) Perimeter garden beds are to be a minimum of 1 metre wide, backfilled with suitable free draining soil and mulched to minimum 75mm depth. Proposed shrub planting to the perimeter beds are to be of minimum pot size 200mm in the rear yard and minimum pot size 25 litre in the front yard and planted at minimum 2 metre centres.

c) Proposed trees are to be a minimum pot size 25 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.

### **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 Landscape Plan.

Reason: To maintain local environmental amenity.