

Landscape Referral Response

Application Number:	DA2019/0469
Date:	06/06/2019
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 36 DP 25164 , 45 Earl Street BEACON HILL 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 plans provided indicate that a large Eucalyptus at the rear of the property is required for removal to accommodate the proposal, however no information regarding the tree has been provided.

It would appear from the plans provided that the tree could be retained with suitable protective measures and some minor amendments to the design, unless there are structural or health defects in the tree which would warrant its removal.

It is recommended that an Arborist's report be provided in accordance with Councils required standards below.

Arboricultural Impact Assessment Report

An Arboricultural Impact Assessment Report, prepared by a qualified AQF5 (or higher) Arborist, must be submitted with works are proposed within 5.0m of a tree (excluding trees and species that can be removed without approval under the relevant DCP, irrespective of property boundaries. The report must include:

- who commissioned the report and why the report was commissioned,
- the address of the site containing the trees,
- a plan of the site showing the exact location of the trees and the trees numbered to correspond with the text,
- the methods or techniques used in the inspections,
- the scientific name, common name, height, canopy spread, trunk diameter at breast height, SULE, landscape significance, and form of each tree,
- discussion of the date collected, which may include information regarding wounds, cavities, cracks, splits, forking, root zone or diseases,
- supporting evidence such as photographs,
- a discussion of all options relating to tree retention or removal, including construction techniques to minimise impacts upon root systems,
- justification for tree removal,
- if required, a tree construction impact statement and recommendations for construction

- methodology,
- may include root mapping,
- demonstrate compliance with the relevant Australian Standards.

The Arborist is to review all architectural and engineering plans, and is to be aware of any and all earthworks proposed on site.

At this stage the proposal is not supported with regard to landscape issues however if further information can be provided additional assessment can be undertaken.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.