

Landscape Referral Response

Application Number:	DA2019/0502
Date:	26/06/2019
Responsible Officer:	
Land to be developed (Address):	Lot 1 DP 965733 , 27 Margaret Street FAIRLIGHT NSW 2094

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 Statement of Environmental Effects submitted with the plans indicates that no existing palm trees at the rear of the site are to be removed. The plans are unclear regarding this, and it is considered that the palms contribute significantly to the character of the heritage items on and around the site and the general scenic values of this area.

However, providing that all existing palms are retained, no objections are raised to approval.

Recommended conditions included as below.

Referral Body Recommendation

Recommended for approval, subject to conditions

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 (including palm trees)
 - ii) Trees located on adjoining land
- (b) Tree protection

- i) No tree roots greater than 30mm 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 30mm 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.
- c) The Certifying Authority or Project Arborist must ensure that:
- (i) the activities listed in section 4.2 of AS 4970—2009 do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site, and
 - (ii) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the site during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS 4970—2009.
- d) The tree protection measures specified in this clause must:
- (i) be in place before work commences on the site, and
 - (ii) be maintained in good condition during the construction period, and
 - (iii) remain in place for the duration of the construction works.

Note. A separate permit or development consent may be required if the branches or roots of a protected tree on the site or on an adjoining site are required to be pruned or removed.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.