

Landscape Referral Response

Application Number:	DA2022/0888
Date:	29/06/2022
Responsible Officer:	Adam Susko
Land to be developed (Address):	Lot 259 DP 752017 , 259 / 0 Aumuna Road TERREY HILLS NSW 2084

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 development application is for alterations and additions to the existing dwelling, a new detached garage / shed and a new carport.

Council's Landscape Referral section have assessed the application against the Warringah Local Environment Plan 2011 zone RU4 Primary Production Small Lots objectives, and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation

The site is within Land Zoned RU4 Primary Production Small Lots, and the following objectives are to be achieved and/or maintained by development: minimise the impact of development on long distance views of the area and on views to and from adjacent national parks and bushland; maintain and enhance the natural landscape including landform and vegetation; and maintain the rural and scenic character of the land.

The existing property contains many existing native trees, grassland, and understorey vegetation. The proposed development requires the removal of eleven (11) native trees located either within the footprint or in close proximity to the location of the new garage shed, and the loss of these trees is unavoidable. Replacement native tree planting is indicated on the Site Plan with a total of fifteen (15) shown on the Site Plan. No objections are raised to the removal of the existing trees subject to replacement.

The replacement native trees shall be selected and located in consideration of Planning for Bush Fire Protection 2019, and shall be located across the property as scattered single trees to ensure canopy separation as required under Appendix 4 of the Planning for Bush Fire Protection 2019 guidelines, including as relevant for section A4.1.1 Inner Protection Areas and section A4.1.2 Outer Protection Areas. Generally, all landscaping upon the property shall comply with Planning for Bush Fire Protection 2019.

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 Removal Within the Property

This consent approves the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment):

i) tree numbers: 13 and 28 - *Leptospermum petersonii*; 14 - *Araucaria cunninghamii*; 15, 16, 69 and 70 - *Melaleuca quinquenervia*; 27 - *Casuarina cunninghamiana*; 29 - *Lophostemon confertus*; 30 - *Acacia decurrens*; and 68 *Acacia* sp.

Reason: To enable authorised building works.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Landscape Completion

Landscaping is to be implemented in accordance with the approved Site Plan, inclusive of the following conditions:

- i) fifteen (15) native replacement trees shall be selected and located within the property in consideration of Planning for Bush Fire Protection 2019, and shall be located as scattered single trees to ensure canopy separation as required under Appendix 4 of the Planning for Bush Fire Protection 2019 guidelines, including as relevant for section A4.1.1 Inner Protection Areas and section A4.1.2 Outer Protection Areas,
- ii) generally, all landscaping upon the property shall comply with Planning for Bush Fire Protection 2019.

Prior to the issue of any Occupation Certificate details shall be submitted to the Principal Certifying Authority certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Landscape Maintenance

All landscaping upon the property shall comply with Planning for Bush Fire Protection 2019.