

Landscape Referral Response

Application Number:	DA2019/1080
Date:	04/10/2019
Responsible Officer:	Ashley Warnest
Land to be developed (Address):	Lot 776 DP 231927 , 5 Londonderry Drive KILLARNEY HEIGHTS NSW 2087

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 provided with the application is noted. No objections to the proposed development subject to conditions as recommended.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

All trees unless exempt or noxious (Tree Root Protection)

In order to protect and enhance onsite vegetation and trees the following applies to the development site:

- (a) Existing trees which must be retained (Tree Root Protection)

All trees not indicated for removal on approved plans, unless exempt or noxious in the relevant planning instruments

All trees located on adjoining land

- (b) Tree protection

- i) No tree roots greater than 50mm 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 50mm 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, particularly 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- 2007 Pruning of amenity trees AS4970-2009 Protection of trees on development sites.

v) All tree protection measures 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.

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 (PLEP)

Condition:

Landscaping is to be implemented in accordance with the Landscape Plan DA-06, Rev B Date 17/9/2019 prepared by Space Landscape Design

a) Prior to the issue of an Occupation Certificate, documentation prepared by a landscape architect or landscape designer 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.