

Landscape Referral Response

Application Number:	Mod2018/0263
Date:	16/08/2018
Responsible Officer:	Joseph Tramonte Senior Landscape Architect
Land to be developed (Address):	Lot 12 DP 13291 , 24 Delecta Avenue CLAREVILLE NSW 2107

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

No objection of the modification proposal.

Council's Landscape section have reviewed the modification application, item No.11 and provide no objection to its removal subject to the planting of one canopy tree into natural ground, in lieu of landscape area, to ensure that the objectives of C1.1 Landscaping are satisfied in terms of the retention of canopy trees in Pittwater and to soften the built form by landscaping.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

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

Screen Planting

The northern boundary along the proposed spa shall include buffer shrub planting, to the extent of the proposed fencing. Shrubs planting shall consist of native shrubs capable of reaching 3 metres at maturity, and shall be planted at a minimum spacing of 900mm apart.

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

Tree Canopy Planting

One (1) indigenous canopy tree, capable of reaching 13 metres at maturity, shall be planted within the front back of the property. The selected tree shall be planted at minimum 75 litre size, and shall be planted at least 3m from any structure.

Details are to be submitted by the Certifying Authority that this has been undertaken prior to the issue of the Occupation Certificate.

Reason: to enable the long term retention of local native tree canopy.

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

Tree Protection

A) Existing trees and vegetation shall be retained as follows:

- i) all trees and vegetation within the site shall be protected during all construction stages, excluding trees approved for removal, and exempt trees under the relevant planning instruments or legislation,
- ii) all other trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation.

B) Tree protection shall be undertaken as follows:

- i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites, with particular reference to Section 4,
- ii) any tree roots exposed during excavation with a diameter greater than 50mm within the TPZ must be assessed by an Arborist. Details including photographic evidence of works undertaken shall be submitted by an AQF Level 5 Arborist to the Certifying Authority,
- iii) to minimise the impact on trees and vegetation to be retained and protected, no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,
- iv) no tree roots greater than 50mm diameter are to be cut from protected trees unless authorized by the Project Arborist on site,
- v) all structures are to bridge tree roots greater than 50mm diameter unless directed by a AQF Level 5 Arborist on site,
- vi) should either or both iv) and v) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for tree protection measures provided. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority.

Reason: to retain and protect significant planting on development sites, and protect the existing amenity of trees.