

Landscape Referral Response

Application Number:	DA2020/0080
Date:	27/03/2020
Responsible Officer:	Penny Wood
Land to be developed (Address):	Lot 8 DP 238742 , 13 Minkara Road BAYVIEW NSW 2104

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 Arborist's Report and Landscape Plan submitted with the application are noted.

10 trees are indicated for removal and 24 native trees are proposed to replace those removed.

No objections are raised to the proposal in this instance subject to conditions as recommended.

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 trunk, branch and root protection

(a) Existing trees which must be retained

- All trees not indicated for removal in the Arboricultural Impact Assessment dated 2 December 2019 prepared by Tree Survey Arboricultural Consultants, unless exempt under relevant planning instruments or legislation
- Trees located on adjoining land

(b) Tree protection

- No tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by the Project Arborist on site.
- All structures are to bridge tree roots greater than 25mm diameter unless directed otherwise by the Project Arborist on site.
- All tree protection to be in accordance with the Arboricultural Impact Assessment dated 2 December 2019 prepared by Tree Survey Arboricultural Consultants and 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 relevant local planning controls and AS 4373 Pruning of amenity trees
- v) All tree protection measures, including fencing, 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.

Project Arborist

- i) A Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to commencement of works.
- ii) The Project Arborist is to oversee all tree protection measures, removals and works adjacent to protected trees as outlined in the Arboricultural Impact Assessment dated 2 December 2019 prepared by Tree Survey Arboricultural Consultants and AS4970-2009 Protection of trees on development sites.
- iii) The Project Arborist is to ensure compliance as relevant with any other environmental requirements conditioned under this consent.

Reason: to ensure protection of vegetation proposed for retention 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

Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by the Project Arborist shall be submitted to the Certifying Authority, assessing the health and impact of trees and vegetation required to be retained as a result of the proposed development, including the following information:

- a) Compliance to Arborist recommendations for tree protection and excavation works.
- b) Extent of damage sustained by vegetation as a result of the construction works.
- c) Any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: To ensure compliance with the requirement to retain and protect significant planting on development sites, and protect the existing amenity that trees and/or bushland vegetation provide.

Required Planting

- a) Trees shall be planted in accordance with the following schedule:

25 litre

Minimum No. of Trees Required.	Species	Location	Minimum Pot Size
All trees	As indicated on Site Plan/Tree Planting Plan Dwg No. L-01 dated 16/12/19 prepared by Serenescapes	As indicated on the plan	

b) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity.