

Landscape Referral Response

Application Number:	Mod2022/0491
Date:	29/09/2022
Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot 28 DP 228119 , 287 Hudson Parade 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

The application is to alter the development as approved under development consent DA2020/1761 and as subsequently modified under MOD2021/079. Specifically the application involves the modification to the type of proposed stormwater dispersal for the development, to provide for a proposed on-site level spreader in lieu of the piping of the stormwater to the street gutter in Hudson Parade.

Landscape Referral provide no opinion on the merits of the proposed on-site level spreader, expect to review the impact to existing trees downslope of the proposed on-site level spreader. In this regard correspondence from a qualified Arborist is submitted. The Arborist supports the proposed on-site level spreader dispersing water runoff over the existing ground surface, on the basis "that the proposed ... method of stormwater disposal would present less disturbance to the site and its features and less opportunity for further instability as a result of the construction resulting from a pipeline to the kerb ... ", and " over time the surrounding trees will adapt to the additional water and may improve in health and overall size".

Should the modification application be approved, Landscape Referral raise no objections subject to the location of the spreader, pits and piping based on approval for such location and alignment as determined on site by a qualified Arborist to ensure no impact to the tree protection zone of all existing trees in proximity. A Condition shall be added for a Project Arborist to ensure the works are carried out under the supervision of a qualified Arborist.

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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Project Arborist

A Project Arborist with minimum AQF Level 5 in arboriculture shall be engaged to provide tree protection measures in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites.

The Project Arborist shall be in attendance and supervise all works associated with the stormwater on-site level spreader system, and in particular:

- i) select alignment of all piping works, stormwater pits and channel grates, to preserve critical tree roots within any tree protection zone for existing trees in proximity,
- ii) supervise, record and approve all excavation works and provide any tree protection measures recommendations as necessary.

Existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by the Project Arborist.

The Project Arborist shall provide certification to the Certifying Authority that all recommendations listed for the protection of the existing tree(s) have been carried out satisfactorily to ensure no impact to the health of the tree(s). Photographic documentation of the condition of all trees to be retained shall be recorded, including at commencement, during the works and at completion.

Reason: Tree protection.