

Landscape Referral Response

Application Number:	DA2019/1141
Date:	20/11/2019
Responsible Officer:	Rhiannon McLardy
Land to be developed (Address):	Lot 39 DP 244404 , 41 Sir Thomas Mitchell Drive DAVIDSON NSW 2085

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

Additional Information Comment 20/11/19

Amended plans and site photos are noted.

Trees proposed to be removed are now indicated on the plans and it is noted that exempt trees under WDCP are to be removed, with others retained.

No objections are raised to approval subject to conditions as recommended.

Original Comment

The plans indicate construction works in the front of the property. The SEE indicates that no trees are required to be removed, however comparison between the Survey Plan and the Street Level Plan (extracts below) indicates that a number of large trees will be required to be removed to accommodate the works. The Street Level Plan does not identify existing or proposed trees or trees to be removed. The Area Calculations Plan also appears to indicate terrace walls on the western side of the site.

Additional information is required to identify trees to be removed and retained and proposed landscape works in the front of the site.

If the above could be clarified, further assessment can be undertaken.

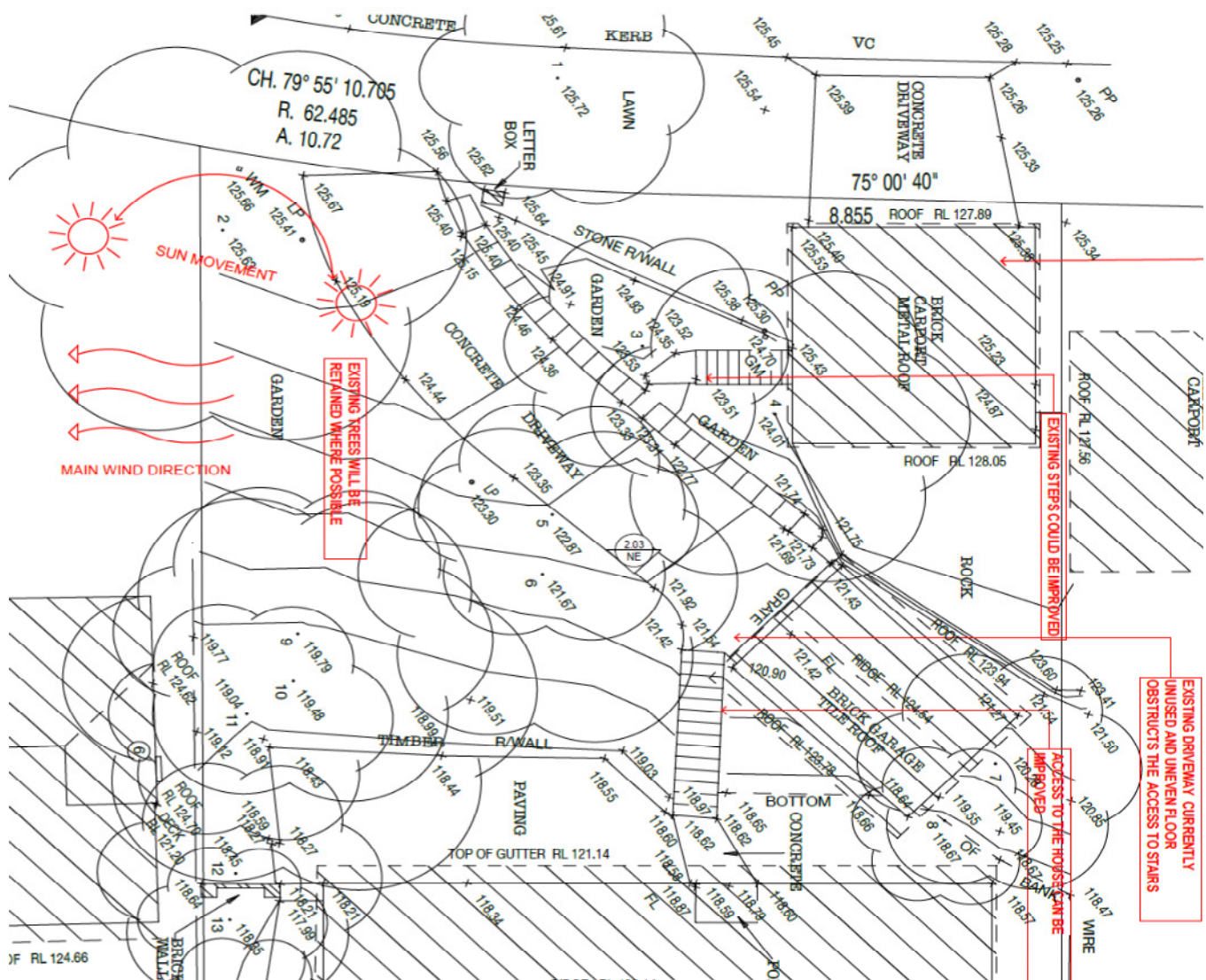


Fig. 1. Survey plan - Existing trees adjacent to proposed works

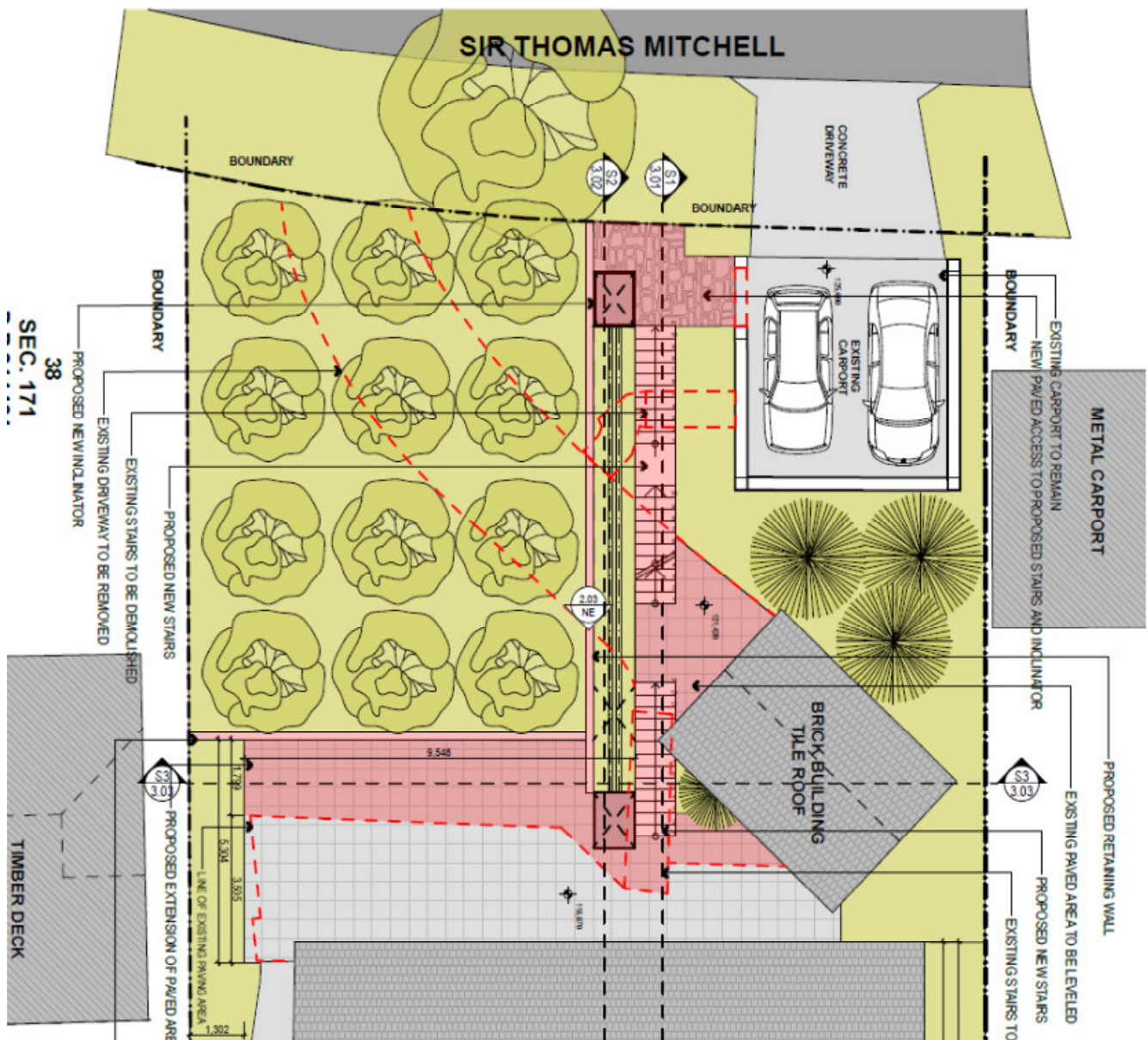


Fig 2. Street Level Plan extract. Trees to be retained/removed/new landscaping?

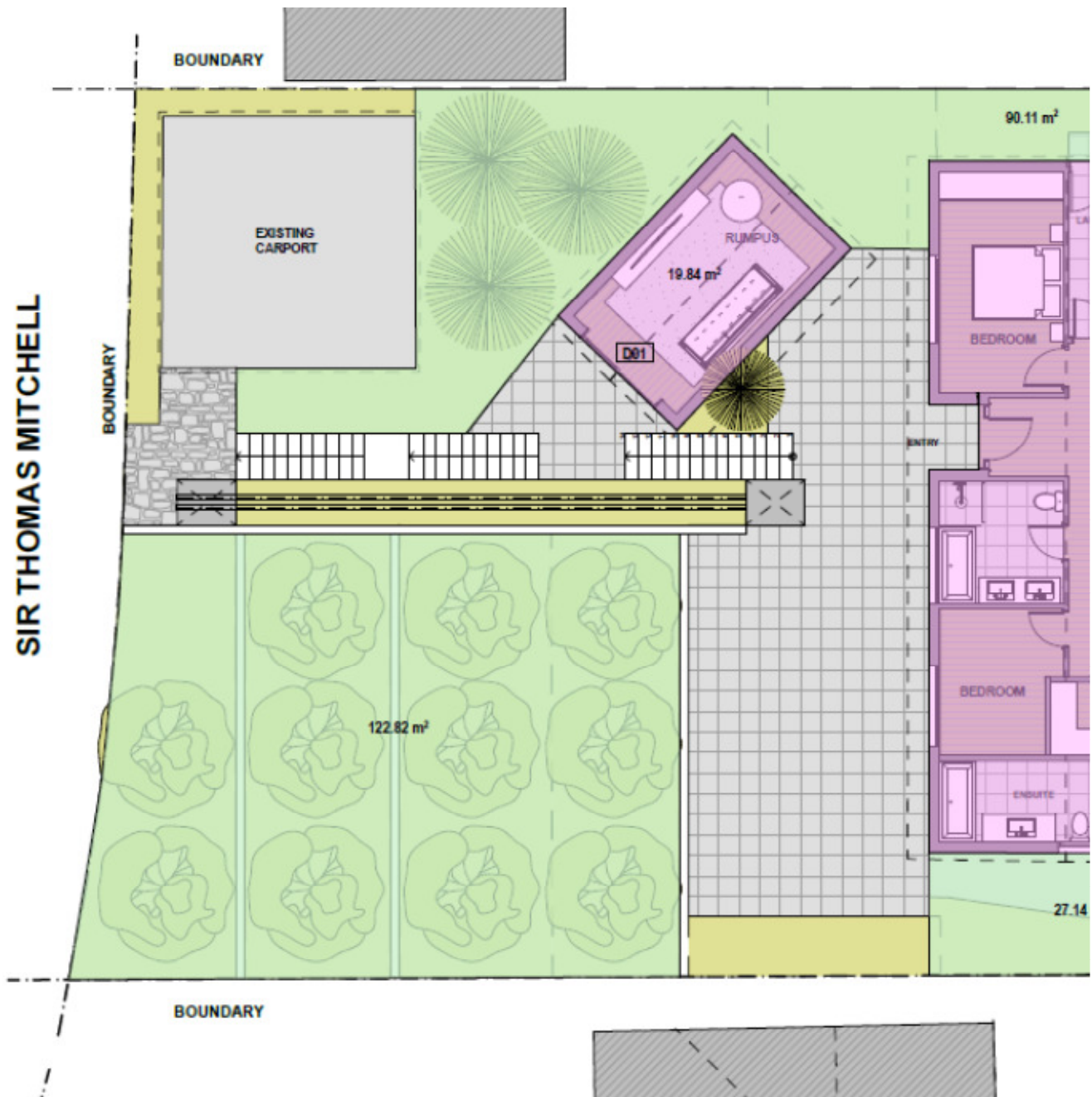


Fig. 3 Area Calculations Plan extract. Terrace walls indicated?

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection

(a) Existing trees which must be retained

- i) All trees not indicated for removal on the Street Level Floor Plan Dwg No. 1.04 Issue C dated 21-08-2019 prepared by Just Architects, unless exempt under relevant planning instruments or legislation
- ii) Trees located on adjoining land

(b) Tree protection

- i) No tree roots greater than 25mm 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 25mm 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, with particular reference to 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 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.

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.