

## Landscape Referral Response

<b>Application Number:</b>	DA2019/1008
<b>Date:</b>	04/10/2019
<b>Responsible Officer:</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 100 DP 1116580 , 60 Palm Beach Road PALM BEACH NSW 2108

### 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

Recommendations provided in the arborist report prepared by Urban Arbor dated 30/8/19 submitted with the application are noted.

No objections are raised 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 unless not indicated for removal on approved plans exempt or noxious in 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.

**Trees and / or Landscaping**

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

**(e) Existing trees which must be retained**

All trees not indicated for removal on the approved plans.

All Recommendations Arborist Report		
Report Number	Dated	Prepared By
Arboricultural Impact Assessment Report	30/08/19	Urban Arbor Pty Ltd

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

**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 P5, prepared by Right Angle Design & Drafting.

- a) Prior to the issue of an Occupation Certificate, a landscape report 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.

**Required Canopy Tree Planting (PLEP)**

At least one (1) locally native canopy trees are to be provided on site located within Barrenjoey Road frontage / rear setback to achieve a mature height of 6 metres, and visually reduce the height, bulk and scale of the development, The tree shall be planted at minimum 25 litre size and have a minimum area of 3 metres x 3 metres and a minimum 8m<sup>3</sup> within this area to ensure growth is not restricted. Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.

Reason: To enable the long term retention of local native tree canopy.  
DA2019/1008



northern  
beaches  
council