



## Landscape Referral Response

<b>Application Number:</b>	DA2019/1102
<b>Date:</b>	10/10/2019
<b>Responsible Officer:</b>	Benjamin Price
<b>Land to be developed (Address):</b>	Lot CP SP 2242 , 1 Quinton Road MANLY NSW 2095

### 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 objections are raised with regard to landscape issues, subject to conditions as recommended. I would defer to comment from Council's Heritage section regarding items of heritage significance.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Refusal comments

### Recommended Landscape Conditions:

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### Tree and vegetation protection

(a) Existing trees and vegetation which must be retained

- i) All trees and vegetation not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
- ii) Trees and vegetation located on adjoining land

(b) Tree and vegetation protection

- i) No 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 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 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 and vegetation 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 and adjacent to the site.