



Landscape Referral Response

Application Number:	DA2019/0884
Date:	13/09/2019
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot D DP 420004 , 51 Redman Road DEE WHY NSW 2099

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 Comment re tree retention/removal 13/09/2019

The Arborist's Report by S&B Tree Services indicates that of the 7 non- exempt trees on site , 4 are to be retained and 3 are to be removed.

3 'unknown' species are identified, with 2 of these to be removed and 1 retained. 11 Exempt species are recorded on the site. Retention of non-exempt trees on the site (particularly trees 5,6 and 13) via better location of the buildings and driveway would be beneficial with regard to landscape issues and provide immediate benefits in terms of ameliorating building bulk and scale and integration into the streetscape.

Original Comment

The plans indicate removal of a number of trees from the site (Trees 5-10, 11, 13, 14, 16, 17-19). Whilst it is recognised that some are exempt species, the loss of canopy over the site is significant.

No landscape plan was sighted with the application, which may have been beneficial in view of the 3 separate buildings and long driveway proposed for the site.

The driveway presents as a gun-barrel line along the eastern boundary and may benefit from some articulation, particularly between the workshop and the dwelling which could accommodate tree and shrub planting. If additional information or amendments are sought for various reasons, these issues could be raised.

However if the proposal is to be approved as submitted, recommended conditions have been included.

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 and vegetation shall be retained as follows:

- i) all trees and vegetation within the site, nominated for retention, shall be protected during all construction stages, excluding exempt trees under the relevant planning instruments or legislation,
- ii) all other trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation,
- iv) all trees and vegetation to be retained shall be in accordance with the Architectural Plans prepared by G J Gardner Homes, and as reported in the Arboricultural Impact Assessment S & B Tree Services prepared in July 2019, as identified below:
Trees Number 1, 12, 15, 20 and 21.

B) The following existing trees are subject to removal as identified and recommended within the Arboricultural Impact Assessment prepared by S & B Tree Services:
Trees Number 5, 6, 7, 8, 9, 10, 11, 13, 14, 16, 17, 18, and 19.

C) Tree protection shall be generally undertaken as follows:

- i) all tree protection shall be in accordance with the Arboricultural Impact Assessment prepared by S & B Tree Services, dated July, 2019, and as required by AS4970-2009 Protection of trees on development sites, with particular attention to section 4, and AS4373-2007 Pruning of amenity trees,
- ii) any tree roots exposed during excavation with a diameter greater than 25mm within the TPZ must be assessed by an Arborist,
- iii) to minimise the impact on trees and vegetation to be retained and protected, no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,
- iv) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorized by the Project Arborist on site,
- v) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
- vi) should either or both iv) and v) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations and shall report on the tree protection action undertaken, including photographic evidence,
- vi) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction, is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS 4970-2009.

D) Tree protection shall be specifically undertaken as follows:

- i) all tree protection shall be in accordance with the Arboricultural Impact Assessment prepared by S & B Tree Services, dated July, 2019, and as required by AS4970-2009 Protection of trees on development sites, with particular attention to section 4, and AS4373-2007 Pruning of amenity trees,
- ii) the tree protection measures specified in this clause must:
 - be in place before work commences on the site, and
 - be maintained in good condition during the construction period, and
 - remain in place for the duration of the construction works.
- iii) the Project Arborist shall be in attendance for all excavation works carried out near the following existing trees to be retained and protected in the vicinity of <INSERT>,
- iv) the Project Arborist shall be in attendance for all pruning works to existing Tree <INSERT>.

Reason: to retain and protect significant planting on development sites.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Required Planting

Trees shall be planted in accordance with the following schedule:

Minimum No. of Trees Required.	Species	Location	Minimum Pot Size
4	Trees capable of attaining a minimum height of 5 metres at maturity	Grounds of property	200mm

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.