

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0511
<b>Date:</b>	10/07/2019
<b>Responsible Officer:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 11 DP 10548 , 14 Gladstone Street NEWPORT NSW 2106

### 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 plans indicate removal of one street tree on the Gladstone Street frontage to accommodate the new driveway crossover. The tree is not considered significant and no objections to removal are raised.

No buffer planting is proposed along the northern and eastern boundaries of the development. In view of the interface with the public reserve to the north and the private land to the east, buffer screen planting is recommended to be required for amenity of both the residents and the public.

Little opportunity for street tree planting is available due to major powerlines surrounding the site. In lieu of street tree planting to assist in integrating the additional built form into the streetscape, additional trees are recommended to be incorporated in the garden beds along the boundaries fronting Gladstone St and Bishop Street .

No objections to approval subject to conditions as recommended.

### Referral Body Recommendation

No answer provided

### Refusal comments

### Recommended Landscape Conditions:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

### Amended Landscape Plan

Landscape Plans are to be amended as follows:

- i) Provide an additional three (3) native trees capable of attaining a minimum height of 5 metres and of minimum pot size 25 litre in the garden beds along the western boundary to provide a generally evenly spaced continuous canopy.
- ii) Provide an additional two (2) native trees capable of attaining a minimum height of 5 metres and of minimum pot size 25 litre in the garden beds along the southern boundary to provide a generally evenly spaced continuous canopy.
- iii) Provide screen planting capable of attaining a minimum height of 2.5m at minimum 1 metre centres in formed garden beds along the northern and eastern boundaries

Reason: Environmental amenity

## 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 approved plans, unless exempt under relevant planning instruments or legislation
- ii) Trees located on adjoining land

(b) Tree protection

- i) No tree roots greater than 30mm 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 30mm 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.

### Tree removal within the road reserve

i) This consent includes approval to remove the following trees located within the road reserve:

Species	Location
1 x <i>Callistemon</i> sp.	Gladstone Street road reserve to accommodate the new driveway crossover

ii) Removal of approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor.

iii) Details of currently approved tree contractors can be obtained from Northern Beaches Council Public Trees Section prior to removal.

Reason: Public liability

## CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE

## OCCUPATION CERTIFICATE

### **Landscape Certification**

A qualified Landscape Consultant is to submit a Certificate of Practical Completion to the Principal Certifying Authority prior to the issue of the Occupation Certificate, stating the work has been carried out in accordance with the approved Landscape Drawing and a maintenance program has been established.

Reason: This is to ensure the landscaping is planted in accordance with the drawing and maintained appropriately.

## ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

### **Landscape maintenance**

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.
- ii) If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan.

Reason: To maintain local environmental amenity.