

Landscape Referral Response

Application Number:	Mod2020/0174
Date:	10/06/2020
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot C DP 102834 , 33 Upper Clifford Avenue FAIRLIGHT NSW 2094

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 modification application under S4.55(2) seeks to modify the approved development DA0166/2015 and request to amend or delete condition ANS05 within the Notice of Determination, as modified for MOD2018/0715, which relate to the retention or relocation of existing trees within the site.

The landscape modifications include:

- Remove existing courtyard Bangalow Palms identified in the Project Arborist Certification report prepared by RainTree Consulting dated 16 January 2020 and the Landscape Plan prepared by Selena Hannan Landscape Design as T2 & T3 which are now identified as Exempt Species,
- Remove existing twin Bangalow Palms identified in the Project Arborist Certification report prepared by RainTree Consulting dated 16 January 2020 and the Landscape Plan prepared by Selena Hannan Landscape Design as T5, which were to be relocated within the site in accordance with Condition ANS05, due to unsuitable access to provide for lifting equipment and safety issues to relocate the Bangalow Palms. As an alternative to the removal and relocation of the Bangalow Palms, the Landscape Plan prepared by Selena Hannan Design, Drawing No LP02-A dated 17 February 2020 provides for replacement planting of two (2) *Livistona australis* (Cabbage Tree Palms) with a minimum pot size of 100 L to be included,
- Replacement of approved lower rear terrace with landscaping (increase in overall soft landscaped area),
- Revised landscape treatment to the rear yard, in accordance with the Landscape Plan prepared by Selena Hannan Design, Drawing No LP02-A, dated 17 February 2020.

Additionally, the Project Arborist Certification report prepared by RainTree Consulting dated 16 January 2020 and the Landscape Plan prepared by Selena Hannan Design includes proposal for removal and replacement of existing trees T9 Cheese Tree and T10 Cheese Tree due to poor form and structural defects, with replacement tree planting.

regarding the location and selection of species as conditioned.

MOD2018/0715 condition ANS05 shall be deleted and replaced with a condition for the completion of landscape works in accordance with the Landscape Plan Drawing No LP02-A, dated 17 February 2020, including wording that the removal of existing Bangalow Palms identified as T5 is approved subject to replacement planting of two *Livistona australis* (Cabbage Tree Palms) as indicated on the Landscape Plan prepared by Selena Hannan Design, Drawing No LP02-A dated 17 February 2020, with the planting size to be at least 2 metre clear trunk.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree removal within the property

The following existing palms and trees, based on the arboricultural assessment prepared by RainTree Consulting, are approved for removal:

- T5 Bangalow Palm (Exempt Species) but subject to Conditions of Consent in MOD2018/0715, subject to planting of two (2) *Livistona australis* (Cabbage Tree Palms) within the site,
- T9 Cheese Tree, subject to replacement within the site, and
- T10 Cheese Tree, subject to replacement within the site.

Note: existing Palms T2 Bangalow Palm and T3 Bangalow Palm are Exempt Species not subject to Consent approval for removal.

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

Landscape works completion

The landscape works shall be completed in accordance with the Landscape Plan prepared by Selena Hannan Design, Drawing No LP02-A dated 17 February 2020, inclusive of the following requirements:

- i) two (2) *Livistona australis* (Cabbage Tree Palms) as indicated on the Landscape Plan prepared by Selena Hannan Design, Drawing No LP02-A dated 17 February 2020 shall be planted, with the planting size to be at least 2 metre clear trunk, as replacement planting for existing palms T5,
- ii) two (2) *Banksia integrifolia* (Coast Banksia), a tree of similar size to the Cheese Tree, shall be planted in place of the proposed tree planting of *Tristaniaopsis* indicated on the Landscape Plan, as replacement planting for existing trees T9 Cheese Tree and T10 Cheese Tree, as this species is more suited to the site conditions,
- iii) all proposed trees and palms shall be planted at least 2.0m from common boundaries, and shall be positioned in locations that minimise significant impacts on neighbours in terms of blocking winter sunlight to either living rooms, private open space or solar collectors; or where the proposed location of the tree may be otherwise positioned to minimise any significant loss of views.

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 Landscape Plans and any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and soften the built form.

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

Landscape maintenance

Any existing landscaping including trees required to be retained together with any additional landscaping required by this consent is to be maintained for the life of the development.

A 12 month establishment period shall apply for all new landscaping. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. All planting must be maintained for the life of the development, or for their safe useful life expectancy. Planting that may die or is approved for removal must be replaced.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.