

Landscape Referral Response

Application Number:	Mod2018/0128
Date:	30/05/2018
Responsible Officer:	Terence Arnold Landscape Assessment Officer
Land to be developed (Address):	Lot 5 DP 29355 , 49 Gordon Street CLONTARF NSW 2093

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

Following the submission of the Arborist statement submitted by Margot Blues Consulting Arborist , the landscape component of the proposal is acceptable, subject to completion of landscaping and protection of *Araucaria heterophylla* (Norfolk Island Pine)

With reference to trees located on southern boundary wall, agreement should be reached with the neighboring property owner for the retention of these trees. If there are required works to be undertaken, these tree need to be assessed and recommendations for their protection submitted to certifying authority as per Condition Tree Protection.

e) All construction works in the vicinity of existing trees shall be conducted under the supervision of the Project Arborist.

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

(4LD03)

The felling, lopping, topping, ringbarking, wilful destruction or removal of any tree/s unless in conformity

with this approval or subsequent approval is prohibited.

Reason: To prohibit the unnecessary damage or removal of trees without permission from Council during any construction.

(4LD08)

Retain and protect trees and planting on Council's Road Reserve during construction.

Additional required: With reference to trees located on southern boundary wall, the vegetation on the neighboring property No 47 Gordon Street must be retained and protected at all times.

Reason: To maintain the number of street trees and preserve the amenity of the local area.

Tree Protection Measures

(4LD04)

The following precautions must be taken when working near trees to be retained:

- harmful or bulk materials or spoil must not be stored under or near trees,
- prevent damage to bark and root system,
- mechanical methods must not be used to excavate within root zones,
- topsoil from under the drip line must not be added and or removed,
- ground under the drip line must not be compacted, and
- trees must be watered in dry conditions.

Reason: This is to ensure no damage is caused to trees from various methods of possible damage.

(4LD06)

All disturbed surfaces on the land resulting from the building works authorised by this approval must be revegetated and stabilised to prevent erosion either on or adjacent to the land.

Reason: To prevent/contain erosion.

- a) A Project Arborist with minimum qualification equivalent to AQF Level 5 is to be appointed prior to commencement of works.
- b) All trees and vegetation on site, located on adjoining properties, and located within the road reserves must be retained and protected, except where approved for removal, or where site trees are exempt trees under the relevant planning instruments or legislation.
- c) The Project Arborist is to oversee all tree protection measures for the existing trees identified on the Plans prepared by Case Ornsby Design PTY LTD dated 10.03.2016 Amended Plans dated 7.04.16.
- d) The Project Arborist is to familiarise themselves with and ensure compliance with any other tree and environmental requirements conditioned under this consent.
- e) All construction works in the vicinity of existing trees shall be conducted under the supervision of the Project Arborist including the retaining wall works adjoining property no 47 Gordon Street.
- f) All tree protection shall be in accordance with the recommendations provided within the Arboricultural Impact Assessment or listed as conditions (as applicable) and AS4970-2009 Protection of Trees on Development Sites, with particular reference to Section 4.
- g) Tree pruning to enable construction shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2009 Pruning of Amenity Trees
- h) All tree protection measures, as proposed in the Arboricultural Impact Assessment, or conditioned

are to be in place prior to the commencement, including protective fencing and trunk protection.

i) 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.

j) No tree roots greater than 50mm diameter are to be cut from protected trees unless authorized by a qualified Arborist on site

k) All structures are to bridge tree roots greater than 50mm diameter unless directed a qualified Arborist on site

l) Should either or both j) and k) occur during site establishment and construction works, documentary details shall be submitted by the Arborist to the Certifying Authority.

Reason: Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and protect the existing environmental amenity.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

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

Landscape Completion
(5LD01)

A qualified Landscape Consultant is to submit a Certificate of Practical Completion to the Certifying Authority prior to the issue of the Occupation Certificate, stating the work has been carried out in accordance with the Plans, submitted by Case Ornsby Design PTY LTD dated 16.03.2016 amended drawings dated 07.04.2014

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
MOD2018/0128

(6LP03)

Landscaping is to be maintained in accordance with the approved Landscaping Drawing.

Reason: This is to ensure that landscaping is maintained appropriately.