

Landscape Referral Response

Application Number:	DA2020/1345
Date:	19/11/2020
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 10 DP 414209 , 27 Rangers Retreat Road FRENCHS FOREST NSW 2086

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 that a new driveway crossover is proposed to access a new garage on the southern side of the property.

The new driveway will require removal of an existing street tree, which appears to be in good health and condition. It is understood that location of the garage on the northern side where the existing crossover is would result in the garage being located within the front setback, contrary to the planning controls.

If the proposal is to be approved, the street tree will be required to be removed at the expense of the applicant/owner and an advanced replacement tree planted forward of the property. It is also recommended that an additional tree be planted in the front yard to assist with mitigation of the additional building bulk and presentation to the streetscape. The existing crossover and driveway on the northern side should also be removed to increase soft landscape in the front setback and streetscape.

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 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 25mm 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 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 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

- a) This consent approved removal of 1 x *Callistemon* sp. located in the Rangers Retreat Road road reserve to accommodate the new driveway crossover.
- b) Removal of the approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor.
- c) Details of currently approved tree contractors can be obtained from Northern Beaches Council's Trees Services Section prior to removal.

Reason: public liability.

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

Required Planting

- a) Trees shall be planted in accordance with the following schedule:

No. of Trees Required.	Species	Location	Minimum Pot Size
1	Tree capable of attaining a minimum height of 6 metres at maturity	Front yard	25 litre
1	<i>Callistemon</i> sp. (bottlebrush) (<i>Callistemon</i> 'Harkness', <i>Callistemon</i> 'Kings Park Special' or <i>Callistemon viminalis</i>)	Rangers Retreat Road road reserve forward of the property	75 litre

- b) All street trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained and watered until established, and shall be located at least 2.0 metres from any driveways and shall generally be centralised within the road verge.

- c) 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.