

## Landscape Referral Response

|                                        |                                                           |
|----------------------------------------|-----------------------------------------------------------|
| <b>Application Number:</b>             | DA2019/0605                                               |
| <b>Date:</b>                           | 24/07/2019                                                |
| <b>Responsible Officer:</b>            | Adam Urbancic                                             |
| <b>Land to be developed (Address):</b> | Lot 32 DP 258091 , 22 Terrigal Road TERREY HILLS NSW 2084 |

### 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 3 x trees which are not considered significant, however replacement tree planting is recommended if the proposal is to be approved.

As the proposed shed is relatively large the following condition could be included if screen planting is required.

### Required Planting - Screening

Screen planting is to be provided in the area between the shed and the southern and western boundaries of the site.

The selected planting is to comprise of species capable of attaining a minimum height of 2.5 metres at maturity.

Plants are to be planted at minimum 1.5 metre centres and be of a minimum pot size of 200mm at planting.

Reason: Local amenity.

### 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 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.

### 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 |
|--------------------------------|----------------------------------------------------------------------------|-----------|------------------|
| 1                              | Tree species capable of attaining a minimum height of 5 metres at maturity | Rear Yard | 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.