

Landscape Referral Response

Application Number:	DA2019/1287
Date:	28/11/2019
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 1 DP 566102 , 2 Cooleena Road ELANORA HEIGHTS NSW 2101

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 landscape outcomes of the proposed development can't be continued at this stage as insufficient information is provided regarding existing trees located in close proximity to the proposed driveway hardstand within the site. There are two existing Gum trees of value located within the site and one existing Gum located in adjoining property. The excavation and construction for the proposed driveway/hardstand and associated walling will impact upon the health and condition of these trees.

Council does not support any impact from development upon existing trees on adjoining property.

An Arboricultural Impact Assessment is required to provide clarification on which trees are to be retained and proposed for removal, including tree protection measures for trees to be retained. Trees assessed with a medium or high retention value will not be permitted to be removed. From site observations, all three trees impacted by the proposed driveway/hardstand may be assessed with at least a medium retention value, or higher.

The Arboricultural Impact Assessment report shall indicate the impact of development upon the existing trees within the site, and for any existing tree on adjoining properties located 5 metres from the site (building and associated excavation zones).

The report shall be prepared by a qualified Arborist (Minimum AQF Level 5) and shall cover assessment of excavation and construction impacts upon the SRZ and TPZ, tree protection requirements, and recommendations.

Recommendations shall include the setback distance from each tree where no construction impact is to occur to ensure the long term retention of the tree. Such recommendation should be used as the basis for determining the extent of the proposed driveway/hardstand.

Within the Arboricultural Impact Assessment, a tree protection plan shall be included to protect significant trees, within the site and on adjoining properties, including:

- layout of the development;
- location of trees identified for retention and/or removal;
- location of trunk and extent of canopy spread;
- tree protection during construction access on-site and delivery of materials
- tree protection zones around the trees nominated for retention;
- suggested construction techniques around existing trees to ensure retention;
- location of tree protection fencing / barriers.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.