

FILE NOTE

Development Assessment

Application N ^o	DA-2016/358
Location	1-3 Canterbury Road, KEMBLA GRANGE NSW 2526, 9 Canterbury Road, KEMBLA GRANGE NSW 2526, 638 Northcliffe Drive, KEMBLA GRANGE NSW 2526, 642 Northcliffe Drive, KEMBLA GRANGE NSW 2526, 644-650 Northcliffe Drive, KEMBLA GRANGE NSW 2526 Lot 50 DP 879625, Lot 52 DP 879625, Lot 1 DP 1118629, Lot 2 DP 1118629, Lot 51 DP 879625
Description	Demolition of existing structures, clearing of vegetation, bulk earthworks, construction and use of a hardware and building supplies development including plant nursery and landscape supplies, associated roadworks including public infrastructure works (roundabout on Northcliffe Drive) and re-subdivision of five (5) lots into two (2) lots.
Date	13 June 2018
Subject	Landscape satisfactory referral
Notes	In review of the amended Landscape Plan and Existing Tree plan we have provided the following additional conditions of consent. It was noted an additional 25 trees have been proposed to be retained on the Northcliffe frontage.

In response to the tree removal on the site we have recommended compensatory planting within the property boundary of native semi mature trees.

We have also created a condition of consent to extend the mass planting bed to include the existing trees now proposed for retention. It is considered that grass is not practical in consideration of the slope. We have prepared a condition to extent the garden bed to the drip line of the existing trees.

It was also noted that there is over head powerlines on Northcliffe drive. In this regard the proposed *Eucalyptus tereticornis* are too large under power lines. In this regard we have recommended a small street tree species on Northcliffe drive.

1.0 ed.

Tree removal

Permission is granted to remove existing trees as numbered and described in submitted Tree Assessment Report prepared by Able Ecology dated 1 August 2017 and as shown on Existing Tree Plant prepared by John Lock Associates Issue I dated 28.05.2018. No further tree removal is permitted without prior written permission from Wollongong City Council.

2.000 ed.

Extension of mass planting bed on the Northcliffe Drive frontage

The submission of a final Landscape Plan to the Principal Certifying Authority, prior to the release of the Construction Certificate. The final Landscape Plan shall address the following requirements:

- a)The existing trees on Northcliffe drive shall be integrated into the mass planting bed to the main entry. The mass planting bed shall be extended to the drip line of the canopy of existing trees proposed to be retained. The proposed lawn shall be deleted.

2.123 ed.

The submission of a final Landscape Plan to the Principal Certifying Authority, prior to the release of the Construction Certificate. The final Landscape Plan shall address the following requirements:

- b) planting of indigenous plant species native to the Illawarra Region such as : *Syzygium smithii* (syn *Acmena smithii*) Lilly pilly, *Archontophoenix cunninghamiana* Bangalow palm, *Backhousia myrtifolia* Grey myrtle, *Elaeocarpus reticulatus* Blueberry ash, *Glochidion ferdinandii* Cheese tree, *Livistona australis* Cabbage palm tree, *Syzygium paniculatum* Brush cherry.
A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping;
- c) a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;
- d) the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees.

The completion of the landscaping works as per the final approved Landscape Plan is required, prior to the issue of Occupation Certificate.

2.129 ed. **Tree Protection and Management**

The existing trees are to be retained upon the subject property and any trees on adjoining properties shall not be impacted upon during the excavation or construction phases of the development. This will require the installation and maintenance of appropriate tree protection measures, including (but not necessarily limited to) the following:

- e) Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifying Authority prior to release of the Construction Certificate.
- f) Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch.

2.172 ed.

Street Trees

The developer must address the street frontage by installing street tree planting. The number and species for this development are sixteen (16) *Tristaniopsis laurina* 'Luscious' 200 litre container size, in accordance with AS 2303:2015 Tree stock for landscape use. Street trees are to be installed in accordance with Wollongong Development Control Plan 2009 – Chapter E6: Landscaping. 'Dial Before You Dig' must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Tree pits must be adequately mulched, plants installed and staking installed to the satisfaction of WCC Manager of Works. Staking is to consist of min. 3 x 2400 x 50 x 50mm hardwood stakes driven min 600mm into firm ground. Hessian webbing is to be utilised to secure plant stock to industry standard.

These requirements shall be reflected on the Construction Certificate plans and any supporting documentation.

3.036

3.038

4.037

4.105

5.049 ed.

The developer must make compensatory provision for the trees required to be removed as a result of the

development. In this regard, fifty (50) 200 litre container mature plant stock shall in an appropriate

location within the property boundary of the site. The suggested species are *Acmena smithii*, *Cupaniopsis sp.*

Waterhousia sp.

This letter is authorised by

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Wollongong City Council

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