



Landscape Referral Response

Application Number:	Mod2017/0351
Date:	19/03/2018
Responsible Officer:	Joseph Tramonte Senior Landscape Architect
Land to be developed (Address):	Lot 10 DP 12435 , 25 Kevin Avenue AVALON BEACH NSW 2107

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

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) A Project Arborist with minimum qualification equivalent to AQF Level 5 is to be appointed prior to commencement of works.
- b) The Project Arborist is to oversee all tree protection measures for the existing trees identified in the Arboricultural Impact Statement prepared by Naturally Trees, dated 6 December 2017, including T1 to T6 inclusive.
- c) The Project Arborist is to familiarise themselves with and ensure compliance with any other tree and environmental requirements conditioned under this consent.
- d) All ground works in the vicinity of the existing trees shall be conducted under the supervision of the Project Arborist, to comply with section 4 - Arboricultural Method Statement, and Appendix 7.
- e) all tree protection shall be in accordance with the recommendations provided within the approved Arboricultural Impact Assessment report (as applicable) and AS4970-2009 Protection of Trees on Development Sites, with particular reference to Section 4
- f) 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

g) all tree protection measures, including fencing, are to be in place prior to the commencement

h) 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.

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

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

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

Reason: To ensure compliance with the requirement to retain and protect significant planting on development sites, and protect the existing environmental amenity, and satisfy C1.1.

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

Existing tree protection and health

Documentary evidence including photographic material shall be submitted by the Project Arborist to the Certifying Authority that the proposed works have not impacted on the health of the existing trees.

Reason: To ensure compliance with the requirement to retain and protect significant planting on development sites, and protect the existing environmental amenity.