

Landscape Referral Response

Application Number:	Mod2024/0104
Date:	19/03/2024
Proposed Development:	Modification of Development Consent DA2023/0374 granted for Construction of a studio and car parking structure
Responsible Officer:	Dean Pattalis
Land to be developed (Address):	Lot 4B DP 361236 , 18 The Serpentine BILGOLA BEACH NSW 2107 Lot 4A DP 361236 , 20 The Serpentine BILGOLA BEACH NSW 2107 Lot 5 DP 13497 , 20 The Serpentine BILGOLA 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

The application is for modification to development consent DA2023/0374 to reduce the scale of the approved carport, as described in reports and as illustrated on plans. The carport location is adjusted and this results in three trees within the road reserve being retained that were approved for removal and conversely three trees within the road reserve requiring consent for removal that were approved for retention, and the relevant condition shall be modified.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

MODIFY 9. Tree Protection Plan

a) a Tree protection plan shall be submitted to the Certifier for approval prior to the issue of a Construction Certificate, demonstrating tree protection measures in accordance with AS4970-2009

Protection of trees on development sites, to protect the following trees:

- i) all trees within the road reserve including those in proximity to the development works (trees T5, T6, T7, T12, T15, T17 and T18) proposed for retention as listed in the approved Arboricultural Impact Assessment dated December 2023,
- ii) all trees within the property in proximity to the development works (trees T1, T13, and T14) proposed for retention as listed in the Arboricultural Impact Assessment and/or Addendum to the Arboricultural Impact Assessment.

b) the Tree Protection Plan shall be prepared by an Arborist with minimum AQF Level 5 in arboriculture, incorporating the following:

- i) location of all trees identified for retention, including extent of canopy,
- ii) access routes throughout the site for construction activity,
- iii) location of tree protection fencing / barriers,
- iv) root protection in the form of mulching or boards proposed within the tree protection zone,
- v) trunk and branch protection within the tree protection zone,
- vi) location of stockpile areas and materials storage,
- vii) other general tree protection measures.
- viii) all existing trees within the road reserve in the vicinity of the works shall be retained during all construction stages, and protected by tree protection fencing in accordance with Section 4 of AS4970-2009 Protection of trees on development sites, and no excavated material, building material storage, site facilities, nor landscape materials are to be located within the canopy dripline of trees within the road reserve.

Reason: Tree protection.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

MODIFY 30. Tree Removal Within the Road Reserve

This consent approves the removal of existing trees within the road reserve as identified in the approved Arboricultural Impact Assessment dated December 2023, or as listed below:

- a) trees T8, T9, T10, T11 and T16,
- b) a qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Removal of the approved tree/s in the road reserve by the applicant shall only be undertaken by a Council approved tree contractor. Details of currently approved tree contractors can be obtained from Northern Beaches Council's Trees Services business unit prior to removal.

Minor crown-raise pruning of existing trees 12, 15, 17 and 18 shall be undertaken by the applicant and by a Council approved tree contractor.

Reason: Public liability.