

## Landscape Referral Response

<b>Application Number:</b>	DA2025/0484
<b>Date:</b>	09/05/2025
<b>Proposed Development:</b>	Alterations and additions to a semi detached dwelling
<b>Responsible Officer:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 12 DP 232985 , 40 Bellevue Street FAIRLIGHT NSW 2094

### 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

An Arboricultural Impact Assessment (AIA) is submitted recommending the removal of two exempt palm species within the frontage of the property to accommodate the proposed driveway crossover. An existing Brushbox street tree is in proximity to the proposed works, and the AIA report provides suitable tree protection measures. The removal of the two existing palms within the property raise no concerns and as exempt species do not require Council consent for management or removal. Conditions shall be imposed for street tree protection, should the application be approved.

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

##### Protection of Existing Street Trees

All existing street trees in the vicinity of the works shall be retained during all construction stages, and the street tree identified in the approved Arboricultural Impact Assessment as T1 shall be protected in accordance with Section 4 of AS4970-2009 Protection of trees on development sites and the recommendations of the approved Arboricultural Impact Assessment and in particular sections 8 and 9. All fencing shall be located to allow for unrestricted and safe pedestrian access upon the road verge.

All street trees within the road verge are protected under Northern Beaches Council development

control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited. No excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of street trees.

Reason: Street tree protection.

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

### **Condition of existing Street Tree T1**

Prior to the issue of an Occupation Certificate, a report prepared by an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture shall be submitted to the Principal Certifier, assessing the health and impact on the existing street tree T1 required to be retained and protected as identified in the approved Arboricultural Impact Assessment, including the following information:

- a) compliance to any Arborist recommendations for tree protection generally and during excavation works,
- b) extent of damage sustained by T1 as a result of the construction works,
- c) any subsequent remedial works required to ensure the long term retention of T1.

Reason: Street tree protection.