

Landscape Referral Response

Application Number:	DA2018/1929
Date:	08/07/2019
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 15 DP 12979 , 102 Iluka Road PALM BEACH NSW 2108

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 proposal is for the demolition of an existing garage and construction of a new garage and studio.

The proposal in terms of landscape outcome is supported subject to the protection of the existing street tree (T1 - Jacaranda), conditioned for retention in DA2017/1370.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D12.1 Character as viewed from a public place

A Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to Construction Certificate to determine the extent of 'soft' driveway pavement to be provided within the driveway to ensure the retention of the existing street tree. The driveway design shall be co-ordinated and certified by both a Structural Engineer and the Project Arborist.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION

CERTIFICATE

Retention of the existing street tree

A Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to Construction Certificate to determine the extent of 'soft' driveway pavement to be provided within the driveway to ensure the retention of the existing street tree.

The Project Arborist shall investigate the distribution of sub-surface roots and determine the type of driveway construction necessary to ensure retention of the existing street tree (T1) Jacaranda. Construction options may include a cell system with irrigation, or an alternative soft pavement, amongst any other techniques recommended by the Project Arborist.

Details shall be submitted to the Structural Engineer prior to design of the driveway. The driveway design shall be co-ordinated and certified by both a Structural Engineer and the Project Arborist.

The Project Arborist is to oversee all tree protection measures and works adjacent to the street tree during construction works.

Certification is to be provided to the Certifying Authority by the Project Arborist, prior to Construction Certificate, that the structural design for the driveway will not impact upon the health of the existing street tree.

Reason: to ensure protection of vegetation proposed for retention on the site.

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

Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by an AQF Level 5 Arborist, shall be submitted to the Certifying Authority, assessing the health and impact of the street tree (T1) Jacaranda required to be retained as a result of the proposed development, including the following information:

- i) compliance to any Arborist recommendations for tree protection and excavation works.
- ii) extent of damage sustained by vegetation as a result of the construction works.
- iii) any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: to retain and protect significant planting on development sites.