Landscape Referral Response

Application Number:	DA2019/0600
Date:	12/07/2019
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 2 DP 30019 , 81 Hilltop Road 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

The development proposal involves alterations and additions to an existing dwelling. The proposal, in terms of landscape outcome, is acceptable subject to the protection of the existing trees and vegetation, and subject to tree replacement works.

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
D1 Avalon Locality

No Landscape Plan are provided. The proposed works involve the retention of existing trees and vegetation, and as such the landscape outcomes of Pittwater 21 DCP are achieved by the existing site conditions, subject to tree replacement for the trees proposed to be removed.

A Arboricultural Impact Assessment is provided that satisfies the DA Lodgement requirements. Existing vegetation on the site and on adjoining property shall be protected during all construction stages. Four trees of low retention value at proposed for removal. Existing vegetation of value including indigenous canopy trees are not impacted by the proposed development. Conditions of consent shall be applied to protect existing trees and vegetation.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree removal
The removal of existing trees T9 - Michelia, T10 - Cupressus, T11- Cupressus, and T13 - dead tree, as recommended in the Arboricultural Impact Assessment prepared by Tree Survey is granted approval.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree protection measures
A Project Arborist with AQZ Level 5 qualifications in arboriculture/horticulture shall be engaged to supervise excavation works within the tree protection zone of existing Tree 8 (located within property No. 79), where the existing carport structure, floor and roof is to be removed. The Project Arborist shall provide site directions on the extent and method of any root disturbance permitted and shall apply actions as recommended in the Arboricultural Impact Assessment prepared by Tree Survey in Appendix ii - Tree protection plan. Adjustment to excavation levels are to be advised, if necessary, by the Project Arborist to ensure that the health and long term condition of Tree 8 will not be impacted.

Details are to be submitted to the Certifying Authority including photographic evidence, site notes and instructions documenting all activities associated with the excavation works near Tree 8.

Additionally, site inspections by the Project Arborist shall be undertaken in accordance with the recommendations in the Arboricultural Impact Assessment prepared by Tree Survey, listed under Table 1 - Schedule of work.

Note. A separate permit or development consent may be required if the branches or roots of a protected tree on the site or on an adjoining site are required to be pruned or removed.

Reason: to ensure tree protection is provided and maintained.

Tree and vegetation protection
a) Existing trees and vegetation shall be retained and protected as follows:
i) all trees and vegetation within the site as identified in the Arboricultural Impact Assessment prepared by Tree Survey prepared by Tree Survey, excluding exempt vegetation under the relevant planning instruments of legislation,
ii) all trees and vegetation located on adjoining properties,
iii) all road reserve trees and vegetation.

b) all works near existing trees and vegetation are to be undertaken in accordance with the recommendations of the Arboricultural Impact Assessment.

c) Tree protection shall be generally undertaken as follows:
i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites,
ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF Level 5 Arborist,
iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF Level 5 Arborist,
iv) any tree roots exposed during excavation with a diameter greater than 25mm within the tree protection zone must be assessed by an AQF Level 5 Arborist. Details including photographic evidence of works undertaken shall be submitted to the Certifying Authority,
v) 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,
vi) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a AQF Level 5 Project Arborist on site,
vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
viii) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with a AQF Level 5 Arborist, including advice on root protection measures,
ix) should either or all of vi), vii) and viii) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,
x) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction works, is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS 4970-2009,
xi) 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.

d) All protected trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are approved for removal must be replaced with a locally native canopy tree.

e) the existing retaining wall in the rear yard is to remain in place as proposed in Sheet A104, to ensure no root disturbance to existing trees T16-T23.

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

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 Arborist with AQF Level 5 qualifications in arboriculture/horticulture, shall be submitted to the Certifying Authority, assessing the health and impact of trees and vegetation 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.

Canopy tree replacement

At least four (4) locally native canopy trees are to be provided on site to achieve a mature height of 8.5 metres as replacement planting for the trees approved for removal.

Tree planting shall be installed at 75 litre container size, have a sub-surface area of 3 metres x 3 metres of soil area, and shall be located a minimum of 5 metres from existing and proposed dwellings, or minimum of 3 metres where pier and beam footings are used.

Reason: to enable the long term retention of local native tree canopy.