23 May 2022 REF: DA2022/0374 ATT: Kye Miles



RE: 1744 Pittwater Rd Bayview - Arboricultural Impact Assessment

Internal Referrals - Landscaping

An Arboricultural Impact Assessment is included in the application however Landscape Referral raises concerns regarding the construction of the side access, along the south-eastern boundary, from the rear lawn area to the foreshore side of the boatshed. The Landscape Plan shows retaining walls and stairs along the south-eastern boundary, with some areas up to 1400mm lower than existing ground levels, within the tree protection zone of the existing trees and the structural root zone of T17. Further assessment, by the Arborist, of the Landscape Plan proposal is required to identify the impact to the aforementioned trees, in particular T14, T16, T17 and T18. Top and bottom wall levels shall be shown on the Landscape Plan to highlight the extent of excavation which will allow the Arborist to make an accurate assessment. Additionally, landscaping works around T6 shall be assessed and the excavation works required for the boatshed within the tree protection and structural root zone of T13.

Further to the above request for information and with reference to the below documentation, please see below further assessment of the noted trees:

- Tree Survey 1744 Pittwater Rd Bayview Version #2 Dated 2nd February 2022
- Landscape Drawing L100 F
- Landscape Drawing L101D
- Architectural Drawing DA 04 B
- Architectural Drawing DA 11 B
- Architectural Drawing DA 12 B
- DA Survey 20435 Rev 2
- 1. Retaining wall and stair South-eastern boundary, from the rear lawn area to the foreshore side of the boatshed.
 - The revised drawings show;
 - Grated elevated walkway.
 - Existing ground levels are maintained below the walkway.
 - Retaining walls were removed along the south-eastern sides of the stairs.
 - Existing ground levels are maintained in the area adjacent to the swimming pool and boat shed.
 - Reduced the requirement for excavation associated with the stair construction.
 - These amendments have significantly lessened the impact on T17, T18, and T14 as below:
- 2. The proposed works associated with T6 have not been amended. RL13.44 and RL13.35 demonstrate that the existing ground levels will not change at the base of the tree.

The proposed dry stacked stone wall within the tree protection zone of T6 varies in height and width to follow the existing ground level as a decorative feature only.

- 3. The revised drawings relating to the area to the north / west corner of the proposed boat shed show:
 - \circ $\;$ Removal of the retaining wall to the north corner of the boatshed
 - o Removal of the associated landing
 - Changes to the previous door on the northern corner of the boatshed with a window with a raised sill.
 - These amendments have significantly lessened the impact on T13 and the associated area as below:
 - Reduced excavation levels from RL3.0 to RL4.10 (Existing Ground level).

I have reviewed the amended Landscape drawings and Architectural drawings and with these changes, the impacts on the subject tree align with the original Arboricultural Impact Assessment (dated 2nd Feb 2022). These amendments have significantly reduced the potential impact on the above-mentioned trees when compared with the DA submission plans and have provided additional clarity to surrounding areas.

I support the above changes however strongly recommended that the Construction Stage Consultation Plan (Refer to 5.11 Arboricultural Impact Assessment & Tree Protection Plan) is adhered to throughout the construction process

Should you have any questions or queries regarding the information contained within this document, please feel free to contact Tree Survey via the details below:

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