

Landscape Referral Response

Application Number:	REV2019/0007
Date:	09/05/2019
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 31 DP 10529 , 25 Palm Road NEWPORT NSW 2106

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, in terms of landscape outcome, is acceptable subject to the protection of existing trees and vegetation, and compliance to the DCP controls for fences.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP 2014 Controls:

B4.22 Preservation of Trees and Bushland Vegetation

D10 Newport Locality

D10.14 Fences - General

A tree root mapping investigation is required for Construction Certificate to verify tree root locations along the boundary location of the proposed fencing.

The tree root mapping investigation shall be conducted by an Arborist with a level 5 AQZ qualification in horticulture, and shall verify locations of all roots greater than 25mm in diameter. The Arborist shall determine the type of construction for the fencing to ensure no impact to the existing street tree, and shall recommend either strip footing or pier footings.

A report shall be issued to the Certifying Authority to provide a definitive recommendation to preserve the long term survival of the existing street tree. Based on these recommendations, the Certifying Authority shall only approve Construction Certificate design that satisfies the recommendations.

This requirement will be conditioned to satisfy the Australian Standards for protecting trees. In accordance with AS4970-2009 Protection of Trees on Development Sites, where a Major Encroachment (>10%) is estimated, as is reported in this instance, the course of action is,

- Root investigation by non-destructive methods may be required for any trees proposed for retention.
- The area lost to this encroachment should be compensated for elsewhere, contiguous with the TPZ.

- The project arborist will be required to supervise any works within the TPZ.
- Tree protection must be installed.

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

Tree Root Mapping Investigation

A tree root mapping investigation shall be undertaken prior to the issue of a Construction Certificate to verify the existing location of tree roots along the boundary location of the proposed fencing.

The tree root mapping investigation shall be conducted by an Arborist with a level 5 AQZ qualification in horticulture, and shall verify locations of all tree roots greater than 25mm in diameter. The Arborist shall determine the type of construction for the fencing to ensure that no impact (less than 10% to the TPZ allowed under AS4970-2009) occurs to the existing street tree. Subject to the tree root mapping investigations, the Arborist shall recommend either strip or pier footings.

A report shall be issued to the Certifying Authority to provide a definitive recommendation to preserve the long term survival of the existing street tree. Based on these recommendations, the Certifying Authority shall only approve Construction Certificate design approval that satisfies the recommendations.

Reason: to ensure the protection of the existing landscape amenity.

Amended Plans

Amended Plans shall be issued prior to the issue of a Construction Certificate to amend the height of the fencing to not exceed a maximum height of 1 metre above existing ground level, in accordance with D10.14.

Reason: to satisfy the Control requirement of D10.14 Fences - General

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Project Arborist

A Project Arborist with AQZ Level 5 qualification in horticulture is to be appointed to supervise and certify tree protection measures for the existing street tree located within the road reserve frontage of 25 Palm Road, requiring site attendance during excavation and construction works, including excavation and footing location works, in accordance with AS4970- 2009 Protection of Trees on Development Sites, with particular reference to Section 4.

Reason: to ensure the protection of the existing landscape amenity.