

Landscape Referral Response

Application Number:	DA2020/0150
Date:	06/03/2020
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 224643 , 13 Wurringulla Avenue ELVINA BAY NSW 2105

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 application seeks approval for alterations and additions to an existing house.

Application indicates removal of a tree adjacent to an existing retaining wall however the tree is located on the adjoining Lot. Owners consent from the owner of the adjoining Lot supporting removal of the tree has been included in the application documentation.

An Arborist's Report has been provided which recommends that T1 should be removed as it is located in close proximity to the existing residential house and is cracking the existing brick retaining wall due to ground movement. A replacement tree is recommended in the report.

In consideration of the information provided, no objections to removal are raised in this instance, subject to replanting as included in recommended conditions.

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

B4.22 Preservation of Trees or Bushland Vegetation
C1.1 Landscaping

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree Protection and Removal

- a) Existing trees and vegetation shall be retained as follows:
- i) all trees and vegetation within the site, nominated on the plans and as recommended in the Arboricultural Impact Assessment & Tree Protection Plan prepared by Ironbark, shall be protected during all construction stages, excluding exempt trees under the relevant planning instruments or legislation. For clarity, 1 x *Casuarina glauca* located on the southern side of the dwelling is approved for removal
 - ii) all other trees and vegetation located on adjoining properties,
 - iii) all road reserve trees and vegetation.
- b) Tree protection shall be undertaken as follows:
- i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites, with particular reference to Section 4, and according to the Arboricultural Impact Assessment prepared by Ironbark,
 - ii) any tree roots exposed during excavation with a diameter greater than 25mm within the TPZ must be assessed by an Arborist. Details including photographic evidence of works undertaken shall be submitted by an AQF Level 5 Arborist to the Certifying Authority,
 - iii) 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,
 - iv) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorized by the Project Arborist on site,
 - v) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
 - vi) should either or both iv) and v) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for tree protection measures provided. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority.

Reason: To ensure compliance with the requirement to retain and protect significant planting on development sites, and protect the existing amenity that trees and/or bushland vegetation provide.

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

Required Planting

- a) Trees shall be planted in accordance with the following schedule:

Minimum No. of Trees Required.	Species	Location	Minimum Pot Size
1	Native tree species capable of attaining a minimum height of 5 metres at maturity	Grounds of property	200mm

- b) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity.