

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0040
<b>Date:</b>	22/02/2021
<b>Responsible Officer:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 1 DP 1132852 , 18 - 20 Sturdee Lane LOVETT 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 modification application is for amendment to the development consent DA2020/0033 that includes the following assessment by Landscape Referral: a new concrete pier support to support the concrete deck in close proximity to existing trees 95 and 97 that are to be retained, and a new wall along the southern side of the pavilions to enclose sub-floor areas to create a fire-proof structure near existing tree 81.

An Addendum to the Arboricultural Impact Assessment is provided that recommends construction methods to be applied to ensure protection of these existing trees.

An additional condition of consent shall be imposed to provide the recommended tree protection measures of the Addendum. All other landscape conditions of consent under DA2020/0033 remain.

The proposal is therefore supported.

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

### Recommended Landscape Conditions:

#### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Project Arborist supervision near existing trees 81, 95 and 97.**

A Project Arborist, with minimum AQF Level 5 in arboriculture, shall be engaged to provide tree protection measures in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites and the recommendations of the Addendum to the Arboricultural Impact Assessment report prepared by BlueGum Tree Care and Consultancy.

The Project Arborist is to supervise all excavation and construction works near trees 81, 95 and 97

identified in the Arboricultural Impact Assessment to be retained including construction methods near the existing trees to protect tree roots, trunks, branches and canopy. Where required, manual excavation is to occur ensuring no tree root at or >25mm (Ø) is damaged by works unless approved by the Project Arborist.

The Project Arborist shall be in attendance and supervise all works as nominated in the Addendum to the Arboricultural Impact Assessment report.

The Project Arborist shall provide certification to the Certifying Authority that all recommendations listed for the protection of the existing tree(s) have been carried out satisfactorily to ensure no impact to the health of the tree(s). Photographic documentation of the condition of all trees to be retained shall be recorded including at commencement, during the works and at completion.

Note:

- i) 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.
- ii) Any potential impact to trees as assessed by the Project Arborist will require redesign of any approved component to ensure existing trees upon the subject site and adjoining properties are preserved and shall be the subject of a modification application where applicable.

Reason: Tree protection.