

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0857
<b>Date:</b>	28/08/2019
<b>Responsible Officer:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 3 DP 21243 , 5 Bareena 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 application seeks approval for alterations and additions to an existing dwelling, and a carport and swimming pool.

The proposal in terms of landscape outcome is acceptable subject to the protection of existing trees and vegetation.

A Arboricultural Impact Assessment has been prepared in accordance with DA Lodgement Requirements, and the recommendations are supported, subject to conditions.

Existing landscaping is to be retained, and this satisfies the landscape controls of Pittwater 21 DCP.

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 Beach Locality

### 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

### Project Arborist

An Arborist with AQZ Level 5 qualifications in arboriculture/horticulture shall be engaged to provide the structural engineer with the following:

- locations for all pier footing within the tree protection zone around the existing Bottlebrush tree, in close proximity to the proposed deck extension at the rear of the dwelling, to be retained as recommended in the Arboricultural Impact Report prepared by Landscape Matrix.
- tree protection setback distance from the existing Eucalyptus street tree to determine a suitable location/extent of the driveway extension, and/or tree protection measures to be followed during excavation for and construction of the extended driveway.

The Arborist shall provide certification details to the Certifying Authority that the design of the deck and driveway achieves the requirement to retain the existing trees.

Reason: to ensure that the excavation for construction does not impact upon existing trees to be preserved.

### Structural design

The structural engineer shall submit to the Certifying Authority and to the Project Arborist a structural design for the proposed deck and for the proposed driveway extension in accordance with the recommendations of the Arborist.

The Project Arborist shall provide the Certifying Authority with certification that the pier locations for the deck and for the driveway design are in accordance with the recommendations of the Arborist.

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

### Tree protection measures

An Arborist with AQZ Level 5 qualifications in arboriculture/horticulture shall be engaged to provide tree protection measures in accordance with Australian Standard 4970- 2009 Protection of Trees on Development Sites and in accordance with the recommendations of the Arboricultural Impact Report prepared by Landscape Matrix, including the following:

- site attendance, inspection and certification of tree protection measures during demolition and excavation near the existing Bottlebrush within the site and the existing Eucalyptus street tree,
- site attendance, inspection and certification of ground protection works within the tree protection zone of the existing Bottlebrush within the site and the existing Eucalyptus street tree,
- inspection, determination of location, and certification of temporary 1.8m high standard wire mesh tree fencing around the existing Eucalyptus street trees to the frontage of the property,
- site attendance, inspection and certification of pier locations within the tree protection zone of the existing Bottlebrush within the site.

The tree protection measures and fencing specified in this clause must:

- i) be in place before work commences on the site, and
- ii) be maintained in good condition during the construction period, and
- iii) remain in place for the duration of the construction works.

Additionally, the Certifying Authority or a Project Arborist AQZ Level 5 must ensure that:

- i) the activities listed in section 4.2 of AS4970 - 2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and
- ii) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree, or any other tree to be retained on the site during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.

The Arborist shall provide the Certifying Authority with certification details that the tree protection measures are in place at the commencement of works.

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 intrusions into the tree protection zone are minimised to protect significant trees.

### **Tree and vegetation protection - General**

a) Existing trees and vegetation shall be retained and protected, including:

- i) all trees and vegetation within the site not approved for removal, 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) 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, including the provision of temporary fencing to protect existing trees within 5 metres of development,
- 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.

c) All protected trees are to be retained for the life of the development, or for their safe natural life.

Trees that die or are removed by approval must be replaced with a locally native canopy tree.

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