

Landscape Referral Response

Application Number:	DA2021/2075
Date:	18/11/2021
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 71 DP 6746 , 22 Ocean Road PALM BEACH NSW 2108

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 is for alterations and additions to an existing dwelling, to remove the existing hipped roof and replace it with a skillion roof, and install clerestory windows.

It is noted that two existing Exempt Species palms exist within the decking area however as Exempt Species no consent is required for management or removal. The modification proposal is contained within the existing approved footprint and there is no impact to existing trees and vegetation beyond the existing footprint.

Standard conditions for tree and vegetation protection shall be imposed to ensure protection of the existing Norfolk Island Pine street trees, and trees and vegetation within the property, from any impact from construction activity including deliveries of materials, storage of materials, and construction work.

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

Tree and Vegetation Protection

- a) Existing trees and vegetation shall be retained and protected, including:
- i) all trees and vegetation within the site, excluding exempt trees and 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 undertaken as follows:

- i) tree protection shall be in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites,
- ii) delivery of construction materials shall avoid tree trunks and canopies of all street trees within the road verge, and all trees and vegetation within the property,
- iii) vehicle movements shall be confined to hard paved areas or shall otherwise avoid the tree protection zones of existing trees,
- iv) no building material storage nor site facilities are to be placed within the canopy dripline of trees and other vegetation required to be retained,
- v) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
- vi) 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 Australian Standard 4970-2009 Protection of Trees on Development Sites.

The Certifying Authority must ensure that:

- c) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and 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.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited.

Reason: Tree and vegetation protection.