

Landscape Referral Response

Application Number:	DA2020/0239
Date:	13/05/2020
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 2 SP 48382 , 2 / 86 Anzac Avenue COLLAROY NSW 2097

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 Arborist's Report submitted with the application is noted.

The report indicates that there are major incursions within the Tree Protection Zones of two trees on the adjoining property, which could be addressed via sensitive wall design following root mapping..

The report recommends root mapping investigations and amendments to proposed retaining walls as required to avoid major roots.

Conditions have been included requiring root mapping and subsequent wall design to be undertaken prior to issue of a construction certificate.

No objections re raised to approval subject to conditions as recommended.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Tree Root Investigation and Tree Root Map

a) Prior to the issuing of a Construction Certificate, a tree root mapping investigation shall be undertaken and to be the basis for determining construction methodology near existing trees T2 *Corymbia gummifera* and T3 *Jacaranda mimosifolia* as identified in the Arboricultural Impact

Assessment dated 9 February 2020 prepared by Urban Arbor.

b) An Arborist with AQF minimum Level 5 qualifications in arboriculture shall supervise the works to verify tree root locations. A non-destructive root investigation shall be conducted complying with clause 3.3.4 of AS 4970-2009 Protection of Trees on Development Sites.

Tc) The root investigation shall map existing roots of significance that must not be impacted by construction works. The tree root investigation shall be conducted to confirm the following data to be used for the location/alignment of any new proposed works:

- i. confirmation of the location of any tree roots at or >25mm diameter to areas that require excavation for proposed works. Alternative alignment of proposed works shall be provided as necessary to avoid major roots, and
- ii. mapping of the suitable location/alignment of proposed works.

d) The Tree Root Map shall be issued to the qualified Structural Engineer as a basis for structural design and for determining the final location/alignment and construction methodology of proposed works within the tree protection zone (TPZ).

e) The Arborist shall provide certification to the Certifying Authority that the tree root investigation and clear distance recommendations for existing trees T2 *Corymbia gummifera* and T3 *Jacaranda mimosifolia* as identified in the Arboricultural Impact Assessment dated 9 February 2020 prepared by Urban Arbor have been adequately addressed in the Construction Certificate plans.

Reason: to ensure protection of vegetation proposed for retention on or adjacent to the site.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree trunk, branch and root protection

(a) Existing trees which must be retained

- i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
- ii) Trees located on adjoining land

(b) Tree protection

- i) No tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by the Project Arborist on site.
- ii) All structures are to bridge tree roots greater than 25mm diameter unless directed otherwise by the Project Arborist on site.
- iii) All tree protection to be in accordance with the tree root map, the Arboricultural Impact Assessment dated 9 February 2020 prepared by Urban Arbor and AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
- iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees
- v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the
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site.

Project Arborist

- i) A Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to commencement of works.
- ii) The Project Arborist is to oversee all tree protection measures, removals and works adjacent to protected trees as outlined in the tree root map, the Arboricultural Impact Assessment dated 9 February 2020 prepared by Urban Arbor and AS4970-2009 Protection of trees on development sites.
- iii) The Project Arborist is to ensure compliance as relevant with any other environmental requirements conditioned under this consent.

Reason: to ensure protection of vegetation proposed for retention on the site.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of rock and sites of significance

- a) All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition excavation and construction works.
- b) Should any Aboriginal sites be uncovered during the carrying out of works, those works are to cease and Council, the NSW Office of Environment and Heritage (OEH) and the Metropolitan Local Aboriginal Land Council are to be contacted.

Reason: Preservation of significant environmental features.

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

Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by the Project Arborist shall be submitted to the Certifying Authority, assessing the health and impact of trees and vegetation required to be retained as a result of the proposed development, including the following information:

- a) Compliance to Arborist recommendations for tree protection and excavation works.
- b) Extent of damage sustained by vegetation as a result of the construction works.
- c) Any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: To ensure compliance with the requirement to retain and protect significant planting on development sites.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Environmental and priority weed control (PLEP)

Condition: All weeds are to be removed and controlled in accordance with the Biodiversity Conservation Act 2016.

Reason: Preservation of environmental amenity.