

Landscape Referral Response

Application Number:	DA2020/0045
Date:	06/03/2020
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 90 DP 17189 , 34 Whale Beach 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 proposal in terms of landscape outcome is acceptable subject to the protection of existing trees and vegetation not impacted by the development.

The application seeks removal of a street tree which is currently located where the future driveway crossover is proposed. If the proposal is to be approved, the tree will be required to be removed and replaced as included in the recommended conditions. Tree planting on the site as indicated on the Landscape Plan provided is supported and included in recommended conditions.

Councils 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

D1 Avalon Beach Locality

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

- a) Existing trees and vegetation shall be retained as follows:
 - i) all trees and vegetation within the site, nominated on the plans, shall be protected

during all construction stages, excluding exempt trees under the relevant planning instruments or legislation,

- 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,
 - 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 a qualified Arborist on site,
 - v) all structures are to bridge tree roots greater than 25mm diameter unless directed by a qualified 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.

Tree removal within the road reserve

- i) This consent includes approval to remove the following tree located within the road reserve:

Species	Location
<i>Callistemon sp</i>	Forward of the property in line w crossover

- ii) Removal of approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor.
- iii) Details of currently approved tree contractors can be obtained from Northern Beaches Council (Central) Public Trees Section prior to removal.

Reason: Public liability

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

Required Planting

Trees shall be planted in accordance with the following schedule:

No. of Trees Required.	Species	Location	Pot Size
3	Tree species capable of attaining a minimum	Grounds of	200mm

	height of 5 metres at maturity	property	
1 x Street Tree	<i>Callistemon Sp.</i>	Alexander Road reserve forward of the property generally in the location of the removed driveway crossover in alignment with other street trees.	75Litre

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.