

Landscape Referral Response

Application Number:	DA2019/1242
Date:	25/11/2019
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 1 DP 1035682 , 159 Riverview 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 is for the provision of a disabled access platform to the existing inclinator.

Following a tree root investigation at the proposed support column location near the existing Spotted Gum, and the structural design amendment that only a portion of the existing concrete wall will be removed, thus protecting existing roots, the proposal is acceptable in terms of landscape outcomes.

The Root Mapping Report prepared by Urban Forestry, dated 28 August 2019 notes that existing tree roots up to 12mm in diameter were encountered during the root mapping excavation. As such no significant woody tree roots belonging to the existing Spotted Gum will be disturbed or damaged during piercing and installation of the support column.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP Controls:
B4.22 Preservation of Trees and Bushland Vegetation

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Project Arborist

A Project Arborist with AQF Level 5 qualification in arboriculture/horticulture is to be appointed to supervise and certify excavation and construction works in the vicinity of the existing Spotted Gum as referenced in the Arboricultural impact Assessment report prepared by Urban Forestry Australia, dated 4 May 2018, and in the Root Mapping report prepared by Urban Forestry Australia, dated 28 August 2019, including the works as recommended under the headings: Tree protection; Prior to commencement of works; Demolition; and Construction.

The Project Arborist shall provide certification to the Certifying Authority that all aspects of the recommendations have been signed off by the Project Arborist.

Reason: to ensure the protection of the existing landscape amenity.

Tree and vegetation protection

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, and the recommendations of the Arboricultural impact Assessment report prepared by Urban Forestry Australia, dated 4 May 2018,
- 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.

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 an Arborist with AQF Level 5 qualifications in arboriculture/horticulture shall be submitted to the Certifying Authority, assessing the health and impact on all existing trees within 5 metres of the development works, including the following information:

- a) compliance to any 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 retain and protect significant planting on development sites.