

Landscape Referral Response

Application Number:	DA2019/1484
Date:	03/03/2020
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 28 DP 7236 , 40 Seabeach Avenue MONA VALE NSW 2103

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

It is noted that there are mature Norfolk Island Pines (*Araucaria heterophylla*) located at the front of the property. Comments from Council's Development Engineers is noted requiring construction of a 3m wide driveway crossing over the road reserve forward of the property. Providing that no further expansion of the driveway to the east is undertaken, existing tree roots should be clear of the crossover works. Any driveway works within the property may affect tree roots, though no works are indicated on the plans.

To provide adequate tree protection, conditions have been included requiring any works adjacent to the trees to be undertaken with supervision of a qualified Arborist.

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

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

Driveway crossover

a) In order to minimise impacts on trees roots, any new driveway crossover within the road reserve is not to extend further to the east of the existing crossover alignment. Expansion to the west of the

existing crossover alignment may only be undertaken.

b) Any construction certificate plans indicating crossover details are to reflect a) above for approval prior to issue of a construction certificate.

Reason: Protection of trees

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection

(a) Existing trees which must be retained

- i) All trees 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 a qualified Arborist on site.
- ii) All structures are to bridge tree roots greater than 25mm diameter unless directed otherwise by a qualified Arborist on site.
- iii) All tree protection to be in accordance with 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 site.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Trees Condition

During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:

- (a) A general decline in health and vigour.
- (b) Damaged, crushed or dying roots due to poor pruning techniques.
- (c) More than 10% loss or dieback of roots, branches and foliage.
- (d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
- (e) Yellowing of foliage or a thinning of the canopy untypical of its species.
- (f) An increase in the amount of deadwood not associated with normal growth.
- (g) An increase in kino or gum exudation.
- (h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
- (i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of Trees.

Project Arborist

i) A Project Arborist with minimum qualification AQF Level 5 is to oversee and advise on works within 2 metres of existing trees on and adjacent to the site in accordance with AS4970-2009 Protection of trees on development sites.

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