

Landscape Referral Response

Application Number:	DA2024/0435
Date:	24/06/2024
Proposed Development:	Alterations and additions to a dwelling house
Responsible Officer:	Michael French
Land to be developed (Address):	Lot 2 DP 531441 , 18 Pacific Parade MANLY NSW 2095

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

Updated comments:

Amended Plans are submitted and additionally an Arboricultural Impact Assessment (AIA) is submitted along with a tree root investigation. The tree root investigation trenching for tree 1 (Jacaranda) and tree 2 (Broad Leaved Paperbark) found a single 30mm root of tree 1 that will require removal and a larger 80mm root located at the other end of the trench effectively under the edge of the existing footpath. This root was located at a depth of 400mm and at this depth could be retained under the proposed driveway works.

The AIA report concludes that the works are unlikely to have any overall negative effect on the subject trees and will not destabilise them in any way. Following this assessment Landscape Referral raise no concerns subject to the engagement of a Project Arborist to supervise and report on excavations near both tree 1 and tree 2.

previous comments:

It is observed that the submitted documents illustrating the proposed driveway ignores the presence of the existing street tree (Jacaranda) that is located within the area proposed as crossover and driveway. Council do not support removal of the existing Jacaranda street tree.

It is advised that any proposed driveway should be located to avoid the tree roots of the Jacaranda as well as the tree roots of the Paperbark located in adjoining property at number 20. Furthermore any such proposal shall be based on arboricultural evidence by way of a sensitive tree root investigation conducted by a qualified level 5 Arborist.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Project Arborist

A Project Arborist with minimum AQF Level 5 in arboriculture shall be engaged prior to any commencement of works on site to provide tree protection measures in accordance with AS4970-2009 Protection of trees on development sites. The Project Arborist shall be in attendance and supervise excavation and construction works near existing trees 1 and 2, as identified in the Arboricultural Impact Assessment.

All tree protection measures specified must: be in place before work commences on the site; be maintained in good condition during the construction period; and remain in place for the duration of the construction works. The Project Arborist shall provide certification to the Certifier that all tree protection measures under AS4970-2009 have been satisfied, and the recommendations listed for the protection of the existing tree(s) have been carried out satisfactorily to ensure no impact to the health of the tree(s). Photographic documentation of the condition of tree 1 and 2, to be retained shall be recorded, including at commencement, during the works and at completion.

Note: Any potential impact to trees as assessed by the Project Arborist will require redesign of any approved component to ensure existing trees upon the subject site and adjoining properties are preserved and shall be the subject of a modification application where applicable.

Reason: Tree protection.

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 prescribed trees within the site, or otherwise existing trees nominated for retention on the approved plans,
- ii) all trees and vegetation located on adjoining properties,
- iii) all trees and vegetation within the road reserve.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with AS4970-2009 Protection of trees on development sites,
- ii) the following arboricultural requirements shall be adhered to unless authorised by an Arborist with minimum AQF level 5 qualifications: existing ground levels shall be maintained within the tree protection zone of trees to be retained; removal of existing tree roots at or >25mm (Ø) diameter is not permitted; 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; and structures are to bridge tree roots at or >25mm (Ø) diameter,
- iii) the activities listed in section 4.2 of AS4970-2009 Protection of trees on development sites, shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
- iv) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2007 Pruning of amenity trees,
- v) the tree protection measures specified in this clause must: i) be in place before work commences on the site, and ii) be maintained in good condition during the construction period, and iii) remain in place for the duration of the construction works.

The Principal Certifier must ensure that:

c) The arboricultural works listed in a) and b) are undertaken as compliant to AS4970-2009 Protection of trees on development sites.

Reason: Tree and vegetation protection.