

Landscape Referral Response

Application Number:	Mod2022/0363
Date:	05/08/2022
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 3 DP 511677 , 1 A The Serpentine BILGOLA 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 application is for modification to consent DA2021/0148, including the following modification to be considered by Landscape Referral: remove two native Cabbage Tree Palms.

As noted in the Statement of Modification, current construction work has revealed substantial damage to the existing structure caused by the Cabbage Tree Palms located approximately to the existing wall, and the trunk and roots have damaged the footings and allowed water to penetrate. Roots have grown into the wall framing. Damage will continue to occur if trees remain in place.

Removal of the Cabbage Tree Palms is supported by reports from the structural engineer and arborist. The proposal includes replacement with two Cabbage Tree Palms, and in consideration of the reports and replacement proposal, Landscape Referral raise no concerns and appropriate conditions shall be imposed. It is noted that additionally other Exempt palm species are proposed to be removed and no Council consent is required for the management or removal of such species under the DCP exempt provisions.

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

ADD Tree Removal Within the Property

This consent approves the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment):

- i) tree 20(A) and 20(B) - Cabbage Tree Palms, as identified in the Plans, subject to tree replacement,
- ii) a qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised development works.

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

ADD Required Tree Planting

Two (2) *Livistona australis* (Cabbage Tree Palms) shall be planted within the property in accordance with the following:

- i) the palm planting shall be a minimum pre-ordered planting size of at least 1 metre tall clear trunk, and shall meet the requirements of Natspec - Specifying Trees,
- ii) planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established, and shall be located at least 3.0 metres from buildings and other trees, and at least 1.5 metres from common boundaries, and located either within garden bed or within a prepared bed within lawn.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.