

Landscape Referral Response

Application Number:	Mod2024/0104
Date:	04/06/2024
Proposed Development:	Modification of Development Consent DA2023/0374 granted for Construction of a studio and car parking structure
Responsible Officer:	Dean Pattalis
Land to be developed (Address):	Lot 4B DP 361236 , 18 The Serpentine BILGOLA BEACH NSW 2107 Lot 4A DP 361236 , 20 The Serpentine BILGOLA BEACH NSW 2107 Lot 5 DP 13497 , 20 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 development consent DA2023/0374 to reduce the scale of the approved carport, as described in reports and as illustrated on plans. A updated Arboricultural Impact Assessment is submitted and no concerns are raised regarding the recommendations, and the relevant development consent conditions shall be modified to suit.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

MODIFY 9. Tree Protection Plan

a) a Tree protection plan shall be submitted to the Certifier for approval prior to the issue of a Construction Certificate, demonstrating tree protection measures in accordance with AS4970-2009 Protection of trees on development sites, to protect the following trees:

i) all trees within the road reserve including those in proximity to the development works (trees T7, T8,

T17 and T18) proposed for retention as listed in the approved Arboricultural Impact Assessment dated May 2024,

ii) all trees within the property in proximity to the development works (trees T1, T2, T5, T6, T13, and T14) proposed for retention as listed in the approved Arboricultural Impact Assessment dated May 2024.

b) the Tree Protection Plan shall be prepared by an Arborist with minimum AQF Level 5 in arboriculture, incorporating the following:

i) location of all trees identified for retention, including extent of canopy,

ii) access routes throughout the site for construction activity,

iii) location of tree protection fencing / barriers,

iv) root protection in the form of mulching or boards proposed within the tree protection zone,

v) trunk and branch protection within the tree protection zone,

vi) location of stockpile areas and materials storage,

vii) other general tree protection measures.

viii) all existing trees within the road reserve in the vicinity of the works shall be retained during all construction stages, and protected by tree protection fencing in accordance with Section 4 of AS4970-2009 Protection of trees on development sites, and no excavated material, building material storage, site facilities, nor landscape materials are to be located within the canopy dripline of trees within the road reserve.

Reason: Tree protection.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

MODIFY 28. 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, and any recommendations of an approved Arboricultural Impact Assessment dated May 2024. The Project Arborist shall be in attendance and supervise all works as nominated in the approved Tree Protection Plan and any recommendation of the approved Arboricultural Impact Assessment, including: arboricultural works under sections 5.

All tree protection measures specified must: a) be in place before work commences on the site, and b) be maintained in good condition during the construction period, and c) 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 all trees 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.

MODIFY 29. Tree Removal Within the Property

This consent approves the removal of existing trees on the subject site as identified in the approved Arboricultural Impact Assessment dated May 2024, approved Plans, or as listed below:

- a) trees T3 and T4,
- b) 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.

MODIFY 30. Tree Removal Within the Road Reserve

This consent approves the removal of existing trees within the road reserve as identified in the approved Arboricultural Impact Assessment dated May 2024, or as listed below:

- a) trees T8, T9, T10, T11 and T16,
- b) a qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Removal of the approved tree/s in the road reserve by the applicant shall only be undertaken by a Council approved tree contractor. Details of currently approved tree contractors can be obtained from Northern Beaches Council's Trees Services business unit prior to removal.

Minor crown-raise pruning of existing trees 17 and 18 shall be undertaken by the applicant and by a Council approved tree contractor.

Reason: Public liability.