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Landscape Referral Response

Application Number:	DA2022/0520
Date:	05/08/2022
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 35 DP 5302 , 33 Wyuna Avenue FRESHWATER NSW 2096

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 development application is for alterations and additions to the existing dwelling, as described and illustrated in the reports and plans.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):
• D1 Landscaped Open Space and Bushland Setting
• E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation

Landscape Referral raise no objections to the proposed works within the development property. The plans include notation to upgrade the existing driveway and layback within the existing alignment without further detailed information. As such conditions shall be imposed that a Project Arborist is engaged to supervise any excavation and construction works associated with the upgrade to ensure protection of the existing street tree.

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of Existing Street Trees
All existing street trees in the vicinity of the works shall be retained during all construction stages and the street tree fronting the development site shall be protected by tree protection measures including tree protection fencing in accordance with Section 4 of Australian Standard 4970-2009 Protection of Trees on Development Sites.

As a minimum, tree protection fencing in accordance with Australian Standard 4687-2007 Temporary Fencing and Hoardings, for the street tree fronting the development site shall consist of standard 2.4m panel length to four sides unless otherwise directed by an Arborist with minimum AQF Level 5 in arboriculture. All fencing shall be located to allow for unrestricted and safe pedestrian access upon the road verge.

A Project Arborist shall be engaged to monitor and supervise any excavation works within the tree protection zone of the existing street tree. Street tree protection shall be undertaken as follows:
i) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist with minimum AQF Level 5 in arboriculture,
ii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with an Arborist with minimum AQF Level 5 in arboriculture,
iii) 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,
iv) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by an Arborist with minimum AQF Level 5 in arboriculture on site,
v) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
vi) details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,

Should any problems arise with regard to the existing or proposed trees on public land during construction, Council's Tree Services section is to be contacted immediately to resolve the matter to Council's satisfaction and at the cost of the applicant.

Reason: Street tree protection.