

Landscape Referral Response

Application Number:	Mod2021/0848
Date:	23/12/2021
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 2 DP 1005148 , 3 Narrabeen Park Parade NORTH NARRABEEN NSW 2101 Lot 1 DP 1005148 , 1 Narrabeen Park Parade NORTH NARRABEEN NSW 2101

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 alterations and additions to the existing commercial premises under development consent DA2019/1478.

The modification proposal seeks approval to maintain the elevated timber deck that has been built over Crown Land. The deck was not built in accordance with the previous development consent, as such this application seeks to modify DA2019/0478, to incorporate the timber deck into the development consent.

The built deck is in proximity to three existing large Norfolk Island Pine trees of significance. A Arboricultural Impact Assessment report is submitted with the modification and the trees are identified as T1, T2, and T3. Existing trees T1 and T3 are at some distance from the built deck and the report notes that impact is considered negligible

The built deck in close proximity to existing tree T3 is determined in the report as construction in accordance with tree sensitive construction measures by suspending the deck above ground level, mitigating the impact of development encroachment, and the overall tree protection zone coverage and impact is considered negligible with the decking permitting precipitation and irrigation through timber gaps to contact natural ground.

Landscape Referral raise no concerns subject to conditions.

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:

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Arboricultural Care

As recommended in the Arboricultural Impact Assessment, the following provisions and restrictions shall be carried out:

- i) under the direction of a AQF level 5 Arborist, and as scheduled for regular schedules, provide deep natural tree mulch within exposed soil and garden bed areas,
- ii) provide regular irrigation as advised,
- iii) no additional excavation within the tree protection zone is permitted,
- iv) restrict sanitisation of outdoor public use areas within the tree protection zone,

Reason: To ensure the trees are appropriately managed.