

## Landscape Referral Response

<b>Application Number:</b>	Mod2023/0403
<b>Date:</b>	30/10/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0818 granted for Alterations and additions to a dwelling house including a secondary dwelling and garage
<b>Responsible Officer:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 82 DP 23429 , 27 Grenfell Avenue 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 modification to development consent DA2021/0818. The proposed modifications are at the garage level and propose a street facing garage and retention of the existing driveway.

Following from the initial Landscape Referral Response requesting additional information, a Arboricultural Impact Assessment (AIA) report is submitted to address the impact to existing trees with 5 metres of the proposed modification works consisting of two trees within the road reserve to determine the impact of the proposed Garage, paving and extension of the driveway crossover upon the trees. A tree root investigation has been undertaken.

Two minor tree roots were identified in the tree root investigation and it is determined that the impact is minor and that the proposed modification works are unlikely to impact upon existing trees.

The recommendations of the AIA report for a Project Arborist shall be added to the conditions of consent under this modification application. Development consent landscape related conditions 9, 12, 22, 23, 30, 32, and 36 remain.

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 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 25th October 2023.

The Project Arborist shall be in attendance and supervise all works as nominated in the Arboricultural Impact Assessment, and in particular:

a) section 5 and 6.

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.