

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0709
<b>Date:</b>	16/07/2019
<b>Responsible Officer:</b>	Kevin Short
<b>Land to be developed (Address):</b>	Lot 34 DP 11356 , 48 Nareen 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 proposed development is for the construction of a proposed studio. Upon review of the site, it is advised that arboricultural investigation is required to continue with the assessment of the application.

A mature and significant Turpentine is located in close proximity to the proposed studio to the west, and a mature Angophora is located south of the proposed studio. It is appreciated that the proposal involves above ground building works with pier footing construction. However the information provided does not indicate what impacts may occur from footing excavation works upon existing root systems and the continued health of the existing trees, or how the existing trees will be protected during construction.

The landscape component of the proposal on the information provided to date is not acceptable, and an arboricultural impact assessment is required, in accordance with Council's DA Lodgement Requirements.

The report shall address construction issues including: final pier footing locations, that shall be subject to subsurface root investigation by an arborist to locate piers to reduce impacts to the structural root zone and tree protection zone; and tree protection measures to be put in place to protect existing trees such as ground and trunk protection.

The DA Lodgement Requirements for arboricultural impact assessment provides the following guidance:

An Arboricultural Impact Assessment Report, prepared by a qualified AQF5 (or higher) arborist, must be submitted when works are proposed within 5.0m of a tree (excluding trees and species that can be removed without approval under the relevant DCP, irrespective of property boundaries. The report must include:

- who commissioned the report and why was the report commissioned,
- the address of the site containing the trees,
- a plan of the site showing the exact location of the trees and the trees numbered to correspond with the text,
- the methods or techniques used in the inspections,

- the scientific name, common name, height, canopy spread, trunk diameter at breast height, SULE, landscape significance, and form of each tree,
- discussion of the data collected, which may include information regarding wounds, cavities, cracks, splits, forking, root zone or diseases,
- supporting evidence such as photographs,
- a discussion of all options relating to tree retention or removal, including construction techniques to minimise impacts upon root systems,
- justification for tree removal,
- if required, a tree construction impact statement and recommendations for construction methodology,
- may include root mapping,
- demonstrate compliance with the relevant Australian Standards.

The arborist is to review all architectural and engineering plans, and is to be aware of any and all earthworks proposed on site.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D11 North Narrabeen Locality

### **Referral Body Recommendation**

Recommended for refusal

### **Refusal comments**

### **Recommended Landscape Conditions:**

Nil.