

TO: Landscape Assessment A Powe

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Date**

DEVELOPMENT APPLICATION REFERRAL

PLANNING AND ASSESSMENT SERVICES

**DATE
PREPARED:**

DEVELOPMENT ASSESSMENT OFFICER: David Auster

REF/DA NO. DA2008/1230

**DALO:(DEVELOPMENT ASSESSMENT
LIAISON OFFICER)** John Slater

REASON FOR REFERRAL:

PROPOSAL: New dwelling following demolition of existing buildings

ADDRESS: 1196 Pittwater Road NARRABEEN NSW 2101

Comments:

Referral Response

Subject Property: 1196 Pittwater Road NARRABEEN NSW 2101
Application No: DA2008/1230
Assessment Officer: David Auster
Date completed: 13 November 2008

Please detail comments below:

David – No objections subject to conditions below – AP12NOV08

Conditions recommended:

1. Trees

(2) Tree roots of 50mm or greater in diameter encountered during excavation, shall only be cut following consultation with a qualified Arborist. Tree roots between 10mm and 50mm in diameter, severed during excavation, shall be cut cleanly by hand.

Reason: Protection of trees.

(5) The following guidelines are to be complied with at all times:

(a) The applicant shall ensure that at all times during the development period no activities, storage or disposal of materials shall take place beneath the canopy of any tree covered under Council's Tree Preservation Order unless specifically approved by Council.

(b) Trees marked for retention are not to be damaged or used to display signage, or as fence or cable supports for any reason.

(c) Siting of sheds, stockpiles and vehicle parking should be sited so that they are remote from trees.

(d) Site personnel are to be made aware of tree requirements and protective measures. Paving materials placed within the dripline of any tree should be of a porous material.

Reason: Protection of trees.

(6) During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:

(a) A general decline in health and vigour.

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- (b) Damaged, crushed or dying roots due to poor pruning techniques.
- (c) More than 10% loss or dieback of roots, branches and foliage.
- (d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
- (e) Yellowing of foliage or a thinning of the canopy untypical of its species.
- (f) An increase in the amount of deadwood not associated with normal growth.
- (g) An increase in kino or gum exudation.
- (h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
- (i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

The presence of any of these symptoms or signs may be considered by Council as a breach of the Conditions of Development Approval.

Reason: Protection of trees.

(7) All trees on neighbouring properties are to be protected from adverse impacts caused by the works. Any excavations or changes of level occurring within the canopy of trees on neighbouring properties shall only be undertaken following consultation by a suitably qualified Arborist.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: *Protection of trees.*

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PLEASE PLACE CONDITIONS UNDER THE FOLLOWING HEADINGS:

A. Conditions that Identify Approved Plans.

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- B. Conditions that require 'Ancillary' Matters to be Completed to the Satisfaction of Council or another Nominated Person Prior to Issue of Construction Certificate.
- C. Conditions that Require Subsidiary Matters to be Completed Prior to Issue of a Construction Certificate.
- D. Conditions That Must Be Addressed Prior To Any Commencement.
- E. Conditions that Must be Complied With During Demolition and Building Work.
- F. Operational Conditions imposed under EP&A Act and Regulations and other relevant Legislation.
- G. Conditions which Must be Complied With Prior to Issue of Occupation Certificate.
- H. Conditions that Must be Complied with Prior to Final Completion.
- I. On-going Conditions that Must be Complied with at All Times.

Schedule 1: Seniors Living.

Schedule 2. Conditions that must be complied with prior to the issue of any Strata Subdivision or Subdivision Certificate.