

Landscape Referral Response

Application Number:	DA2021/1682
Date:	12/11/2021
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 171 DP 709495 , 14 Prince Alfred Parade NEWPORT NSW 2106

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 proposal is for a carport, storage and lift addition to the frontage of an existing dwelling. The proposed carport and storage area occupies an existing hardstand area, built in proximity to a large Spotted Gum.

The site is located in the E4 Environmental Living zone, requiring development to achieve a scale integrated with the landform and landscape, and to minimise impact on the natural environment, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the E4 Environmental Living zone.

No arboricultural information is provided on the impact to the Spotted Gum from the recently completed hardstand slab works and concern is raised that further works as proposed may impact upon the Spotted Gum. Under Council's DA Lodgement Requirements, a Arboricultural Impact Statement is required when development proposals are within 5 metres of proposed development works.

A condition shall be imposed for the engagement of a Project Arborist to provide inspection of the existing Spotted Gum near the proposed works at the commencement of the works and provide any arboricultural advice during construction works, followed by reporting on the condition of the Spotted Gum at the completion of the works.

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

Project Arborist

A condition shall be imposed for the engagement of a Project Arborist to provide inspection of the existing Spotted Gum near the proposed works at the commencement of the works and provide any arboricultural advice during construction works, followed by reporting on the condition of the Spotted Gum at the completion of the works.

A Project Arborist with minimum AQF Level 5 in arboriculture shall be engaged to provide tree protection measures in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites. The Project Arborist is to specify and oversee all tree protection measures such as tree protection fencing, trunk and branch protection, and ground protection for the existing Spotted Gum in close proximity to the works.

The Project Arborist is to supervise all construction works near the Spotted Gum, including construction methods to protect tree roots, trunks, branches and canopy. Where required, manual excavation is to occur ensuring no tree root at or >25mm (Ø) is damaged by works, unless approved by the Project Arborist.

Existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by the Project Arborist.

The Project Arborist shall provide certification to the Certifying Authority that all recommendations 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:

- i) A separate permit or development consent may be required if the branches or roots of a protected tree on the site or on an adjoining site are required to be pruned or removed.
- ii) 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.