

Landscape Referral Response

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| Application Number: | DA2019/1449 |
| Date: | 10/01/2020 |
| Responsible Officer: | Ashley Warnest |
| Land to be developed (Address): | Lot 2 DP 833902 , 141 Riverview Road AVALON BEACH NSW 2107 |

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 development application seeks approval for the construction of a car parking platform.

The location of the proposal requires the removal of 2 native trees and removal of exempt species. Existing trees T1 and T2 are protected by Northern Beaches Council tree policies and require Council approval for removal. The two native trees are assessed with low retention value and the proposed removal is justified, with other more valuable native trees retained elsewhere on the site and within the road verge.

Existing tree T5 (Jacaranda), and the group of shrubs T6, T7, T8 and T9 are not protected, are Exempt Species and may be removed without Council approval.

The proposal in terms of landscape outcome is acceptable subject to the protection of existing trees and vegetation within the road verge, within the site, and within adjoining property, and the completion of tree replacement planting within the site.

A Arboricultural Impact Assessment is provided with the application in accordance with DA Lodgement Requirements, with the application identifying that two native trees are required for removal.

No Landscape Plan is provided with the application and conditions of consent shall be applied to ensure compliance with C1.1 Landscaping in terms of tree replacement planting.

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

D1 Avalon Beach Locality

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

Tree removal with the property

The following existing trees are approved for removal based on the assessment and recommendations of the Arboricultural Impact Assessment prepared by Arboriculture Australia dated 01/12/19:

Tree 1: She Oak (subject to replacement planting within the property)

Tree 2: She Oak (subject to replacement planting within the property)

Tree removal within the road reserve

The following trees and vegetation is approved for removal within the road reserve based on the recommendations of the Arboricultural Impact Assessment prepared by Arboriculture Australia dated 01/12/19:

T5: Jacaranda (exempt)

shrubs T6 to T9: Grevillea

Removal of these trees/vegetation within public land shall only be undertaken by a Council approved tree contractor.

Details of currently approved tree contractors can be obtained from Northern Beaches Council's Tree Services section prior to removal.

Reason: Public liability

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

a) Existing trees and vegetation within the vicinity of the development works shall be retained and protected in accordance with the Arboricultural Impact Assessment, prepared by Arboriculture Australia dated 01/12/19, and AS 4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures, including:

- i) all trees and vegetation within the site not approved for removal, excluding exempt trees and vegetation under the relevant planning instruments of legislation,
- ii) all trees and vegetation located on adjoining properties, including T4 in close proximity to the works,
- iii) all road reserve trees and vegetation, including existing tree T3 in close proximity to the works.

b) Tree protection shall be generally undertaken as follows:

i) all tree protection shall be in accordance with AS 4970-2009 Protection of Trees on Development Sites, and the recommendations of the Arboricultural Impact Assessment, listed under section 6.

Recommendations,

ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF Level 5 Arborist,

iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF Level 5 Arborist,

iv) any tree roots exposed during excavation with a diameter greater than 25mm within the tree protection zone must be assessed by an AQF Level 5 Arborist. Details including photographic evidence of works undertaken shall be submitted to the Certifying Authority,

v) to minimise the impact on trees and vegetation to be retained and protected, no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy

dripline of trees and other vegetation required to be retained,

vi) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a AQF Level 5 Project Arborist on site,

vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,

viii) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with a AQF Level 5 Arborist, including advice on root protection measures,

ix) should either or all of vi), vii) and viii) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,

x) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction works, is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS 4970-2009,

c) Tree pruning to existing tree T4 to the property boundary shall not exceed 10% of the tree canopy unless owners consent from 143 Riverview Road is obtained, and all works shall be in accordance with AS4373-2009 Pruning of Amenity Trees.

d) All other existing trees as documented on the Survey Plan shall be retained and protected. All protected trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed by approval must be replaced with a locally native canopy tree.

Reason: to retain and protect planting worthy of retention on development and adjoining sites.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Tree replacement planting

Replacement tree planting shall be in accordance with the Natural Environment Referral Response - Biodiversity.

The tree planting shall be installed at 75 litre container size, each to be located within a 9m² available ground area and be located a minimum of 5 metres approximately from existing and proposed buildings, or a minimum of 3 metres where pier and beam construction is used. Tree planting shall be located to minimise significant impacts on neighbours in terms of blocking winter sunlight, or where the proposed tree location may impact upon significant views.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Occupation Certificate.

Reason: to maintain environmental amenity.

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

Landscape maintenance

Any existing landscaping including trees required to be retained together with any additional landscaping required by this consent is to be maintained for the life of the development.

A 12 month establishment period shall apply for all new landscaping. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. All planting must be maintained for the life of the development, or for their safe

useful life expectancy. Planting that may die or is approved for removal must be replaced.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.