

Landscape Referral Response

Application Number:	DA2021/0316
Date:	23/06/2021
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 1 DP 208183 , 69 Melwood Avenue FORESTVILLE NSW 2087

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 the demolition of existing structures, creation of an easement and torrens title subdivision.

The application is assessed by Landscape Referral against Warringah Development Control Plan 2011, including but not limited to the following clauses:

- C1 Subdivision
- E1 Preservation of Trees or Bushland Vegetation

The Statement of Environmental Effects indicates that no trees or vegetation are to be removed by the subdivision proposal. Existing native Scribbly Gums of arboricultural value existing within the site. The subdivision plans show that the existing driveway is to be widened and a new driveway is additionally shown to the other lot. Six (6) native Scribbly Gums are located within the frontage of the site and from site observation these trees are in health and condition that is typical of the species and provide valuable streetscape amenity. Both driveways are in close proximity to the existing native trees are not supported in the proposed locations without understanding the location of garages and dwelling upon each of the two lots, such that the nominated driveway locations should not be supported as part of the subdivision, and shall be reviewed under separate applications for each lot.

A Arboricultural Impact Assessment is provided as part of the application documents, and the assessment of the existing Scribbly Gums as in poor condition is not accepted. No prescribed trees protected under the Warringah DCP are permitted to be removed at subdivision stage.

Landscape Referral raise no issues regarding the subdivision of one lot into two lots, and the assessment of existing trees to be retained and removed shall be determined under a separate application for individual lot dwellings.

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

Tree and Vegetation Protection

a) Existing trees and vegetation shall be retained and protected, including:

- i) all trees and vegetation within the site, and in particular tree numbers 4, 5, 6, 7, 8, 9, 11 (all Scribbly Gums) and tree number 16 (Norfolk Island Pine) as identified in the Arboricultural Impact Assessment, whilst excluding exempt trees and vegetation under the relevant planning instruments of legislation,
- ii) all trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites, including the provision of temporary fencing to protect existing trees within 5 metres of development,
- ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist with minimum AQF Level 5 in arboriculture,
- iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with an Arborist with minimum AQF Level 5 in arboriculture,
- iv) 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,
- v) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
- vi) should either or all of iv) or v) occur during site establishment and construction works, an Arborist with minimum AQF Level 5 in arboriculture shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,

The Certifying Authority must ensure that:

- c) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and any temporary access to, or location of scaffolding within the tree protection zone of a protected tree, or any other tree to be retained on the site during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited.

Reason: Tree and vegetation protection.