

## Landscape Referral Response

|                                        |                                                       |
|----------------------------------------|-------------------------------------------------------|
| <b>Application Number:</b>             | DA2025/0208                                           |
| <b>Date:</b>                           | 01/04/2025                                            |
| <b>Proposed Development:</b>           | Construction of a detached studio                     |
| <b>Responsible Officer:</b>            | Brittany Harrison                                     |
| <b>Land to be developed (Address):</b> | Lot 6 DP 7236 , 66 Barrenjoey Road MONA VALE NSW 2103 |

### 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 existing site does not support any prescribed trees within the property. The existing landscape setting is proposed to be retained.

There are existing palm trees (Golden Cane Palms) within the adjoining property in close proximity to the proposed secondary dwelling. No Arborist report is submitted. It is noted that the proposed secondary dwelling is raised above natural ground thus impact to the neighbouring palm trees is diminished. More importantly it is advised that all palm trees have restricted fibrous root systems that do not spread extensively and thus the proposed development works is unlikely to impact upon the neighbouring palm trees.

Regardless, standard tree and vegetation protection conditions shall be imposed to action the requirement for a project arborist when events as listed in the condition occur.

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 prescribed trees within the site, or otherwise existing trees nominated for retention on the

approved plans,

- ii) all trees and vegetation located on adjoining properties,
- iii) all trees and vegetation within the road reserve.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with AS4970-2009 Protection of trees on development sites,
- ii) the following arboricultural requirements shall be adhered to unless authorised by an Arborist with minimum AQF level 5 qualifications: existing ground levels shall be maintained within the tree protection zone of trees to be retained; removal of existing tree roots at or >25mm (Ø) diameter is not permitted; 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; and structures are to bridge tree roots at or >25mm (Ø) diameter,
- iii) the activities listed in section 4.2 of AS4970-2009 Protection of trees on development sites, shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
- iv) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2007 Pruning of amenity trees,
- v) the tree protection measures specified in this clause must: i) be in place before work commences on the site, and ii) be maintained in good condition during the construction period, and iii) remain in place for the duration of the construction works.

The Principal Certifier must ensure that:

- c) The arboricultural works listed in a) and b) are undertaken as compliant to AS4970-2009 Protection of trees on development sites.

Reason: Tree and vegetation protection.