

TO: Landscape Assessment A Powe

**Return By
Date**

15/05/2008

Development Application Referral

PLANNING AND ASSESSMENT SERVICES

Date Prepared:

Thursday, 1
May 2008

Development Assessment Officer:

Keith Wright

Ref/DA No.

DA2008/0624

**DALO:(Development Assessment Liaison
Officer)**

John Slater

Reason for Referral:

Proposal: Alterations and additions to existing dwelling with a detached double garage

Address: 5 Ronald Avenue FRESHWATER NSW 2096

Comments:

Referral Response

Subject Property: 5 Ronald Avenue FRESHWATER NSW 2096

Application No: DA2008/0624

Assessment Officer: Keith Wright

Date completed: Friday, 9 May 2008

Please detail comments below:

Keith – some issues arise in regard to the retention of existing street tree on Ronald Avenue. A reduction in the width of the driveway is required to enable retention of the tree. Conditions included below. AP9/5/08

Conditions recommended:

1. Protection of Trees During Works

All trees that are to be specifically nominated to be retained by notation or condition as a requirement of development consent shall be maintained and protected during demolition, excavation and construction on the site. Details of required protection methods shall be provided to the Certifying Authority by an appropriately qualified person prior to commencement of any works on the site.

Reason: *To ensure compliance with the requirement to retain significant planting on the site.*

2. Identification and Protection of Trees

- (1) All trees identified for retention/protection are to be clearly identified by signage as protected trees.
- (2) The primary root zone areas of the trees identified for protection are to be protected by

Reason: *To protect trees to be retained.*

3. Protection of Trees

All trees which are not listed as exempt or noxious in Warringah that are not indicated for removal on Proposed Floor Plans and Elevations Drawing number 03B prepared by Red Rock Design dated 23.4.08 are to be protected. Removal of the street tree on Ronald Avenue must be undertaken by a Council approved contractor.

- All referral responses are to be on the original referral document sent to the referee via DataWorks -

Contact Council's Tree Management Unit for the current list prior to removal of works.

Reason: *Protection of existing environmental infrastructure and community assets.*

4. 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.

(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.*

5. Tree Pruning

Any tree pruning necessary for construction shall be carried out under the supervision of an appropriately qualified Arborist and be in accordance with the relevant Australian Standards.

Note: The following Australian Standard applied at the time of determination:

- Australian Standard AS 4373.2007 - Pruning of Amenity Trees.

Reason: *To ensure protection and longevity of existing trees.*

6. Required Tree Planting

Trees shall be planted in Council's nature strip/footpath in accordance with the following schedule prior to the issue of an Interim/Final Occupation Certificate;

Schedule

Tree Species	Location	Pot Size
Banksia integrifolia	As indicated on drawing No. 03B	75 ltr

Reason: *To ensure that replacement plantings are provided to enhance community landscaped amenity and cultural assets.*

[development application form](#)
[applicant details part of da form](#)
[report statement of environmental effects](#)

PLEASE PLACE CONDITIONS UNDER THE FOLLOWING HEADINGS:

- A. Conditions that Identify Approved Plans.
- 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.

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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.