

Landscape Referral Response

Application Number:	DA2025/0791
Date:	05/08/2025
Proposed Development:	Demolition works and construction of a dual occupancy (attached) including a swimming pool and strata subdivision
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 34 DP 251101 , 20 Grimes Place DAVIDSON NSW 2085

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 proposal is for strata title subdivision and construction of a dual occupancy, as described in reports and as illustrated on plans.

The proposal includes a Landscape Plan that identifies the existing street tree (Gum) for removal. It is noted that Council's arborist from the Tree Services business unit have inspected the tree and conclude that the tree is in decline and should be removed, thus removal is accepted subject to replacement in a similar location, and conditions shall be imposed. It is noted that there are no prescribed trees within the property.

The Landscape Plans generally raises no concerns, and the landscape design enhances the landscape setting and provides for tree and other planting to increase canopy and green cover, however both proposed lots shall include an additional tree to the open space area facing Sir Thomas Mitchell Drive, to satisfy the landscape objectives of Warringah DCP control D1, to soften the bulk and scale of the development.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree Removal Within the Road Reserve

This consent approves the removal of existing trees within the road reserve as identified on the Landscape Plans. A qualified AQF level 5 Arborist shall identify this tree and tag or mark prior to removal.

Removal of the approved tree/s in the road reserve shall be at the applicant's expense and shall only be undertaken by a Council approved tree contractor, as engaged by the applicant. Details of currently approved tree contractors can be obtained from Northern Beaches Council's Trees Services business unit prior to removal.

Reason: Public liability.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of Rock and Sites of Significance

All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition excavation and construction works.

Should any Aboriginal Cultural Heritage items be uncovered during earthworks, works should cease in the area and the Aboriginal Heritage Office contacted to assess the finds. Under Section 89a of the NPW Act should the objects be found to be Aboriginal, NSW Biodiversity and Conservation Division, Heritage NSW and the Metropolitan Local Aboriginal Land Council (MLALC) should be contacted.

Reason: Preservation of significant environmental features.

Tree and Vegetation Protection

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

i) all trees and vegetation located on adjoining properties.

b) Tree protection shall be undertaken as follows:

i) tree protection shall be in accordance with AS4970 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 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 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 complaint to AS4970 Protection of trees on development sites.

Reason: Tree and vegetation protection.

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

Street Tree Planting

Street tree planting of 1 x Eucalyptus haemastoma shall be installed in accordance with the approved Landscape Plans.

All street trees shall be a minimum pre-ordered planting size of 75 litres and shall meet the requirements of Australian Standard AS2303 - Tree Stock for Landscape Use. All street trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, including a four post and top and mid rail timber tree guard, and watered until established, and shall generally be centralised within the road verge.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: To maintain environmental and streetscape amenity.

Landscape Completion

The Landscape Plans generally raises no concerns, and the landscape design enhances the landscape setting and provides for tree and other planting to increase canopy and green cover, however both proposed lots shall include , to satisfy the landscape objectives of Warringah DCP control D1, to soften the bulk and scale of the development.

Landscape works are to be implemented in accordance with the approved Landscape Plans prepared by Serenescapes, and inclusive of the following conditions:

- a) landscape works are to be contained within the legal property boundaries,
- b) planting shall be installed as indicated on the approved Landscape Plans, unless otherwise imposed by conditions,
- c) to each lot an additional tree to the open space area facing Sir Thomas Mitchell Drive shall be planted, selected from Northern Beaches Council's Native Plant Species Guide - Frenchs Forest Ward, or Council's Tree Guide; to achieve at least 6.0 metres height at maturity,
- d) all tree planting shall be a minimum pre-ordered planting size of 75 litres; meet the requirements of Australian Standard AS2303 - Tree Stock for Landscape Use; planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established; and shall be located at least 3.0 metres from buildings or more, at least 1.5 metres from common boundaries; and located either within garden bed or within a prepared bed within lawn,
- e) mass planting shall be in garden beds prepared with a suitable free draining soil mix and minimum 75mm depth of mulch,
- f) the Pennisetum species shall be substituted with a non-self-seeding species of similar size and form,
- g) where swimming pools are part of the development works; selected planting shall comply with the planting and care requirements of AS1926.1 for a non-climbable zone.

Prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

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

Landscape Maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting. If any tree, shrub or

groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plans and any conditions of consent.

The approved landscape area shall in perpetuity remain as planting under the development consent and shall not be replaced with any hard paved surfaces or structures.

Reason: To maintain local environmental amenity.