

Landscape Referral Response

Application Number:	DA2022/2081
Date:	28/09/2023
Proposed Development:	Change of use and construction of a golf club house and associated facilities
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100 Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100

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

Amended Plans Comment 13/09/2023

Amended Plans and Reports provided are noted.

The Arborist's Report indicates removal of 51 trees from the site.

As the works proposed under this DA relate to the construction of a new clubhouse, it is considered that trees that aren't required to be removed for these works should be retained.

Of particular note is the proposed removal of 8 trees adjacent to the existing building (which is to be retained at this stage of works) as identified in the Construction Management Plan. It is apparent that Trees 62-69 can be kept for this stage of works. The existing driveways are to be used for truck movements and there appears to be sufficient room to enable the truck egress without removal of the trees. (Fig. 1 below).

The Arborist's Report also indicates that 3 *Casuarina glauca* trees to the north of the works are to be removed, however it appears that the carpark works can be undertaken without removal of these trees, which provide some buffer to Pittwater Road.

Given the number of trees to be removed to accommodate the new clubhouse, retention of trees that aren't required to be removed for this stage of works would be beneficial in terms of environmental considerations and public relations pending future stages of works. Consequently, it is recommended

that Trees 1-3 and 62-69 should be retained.

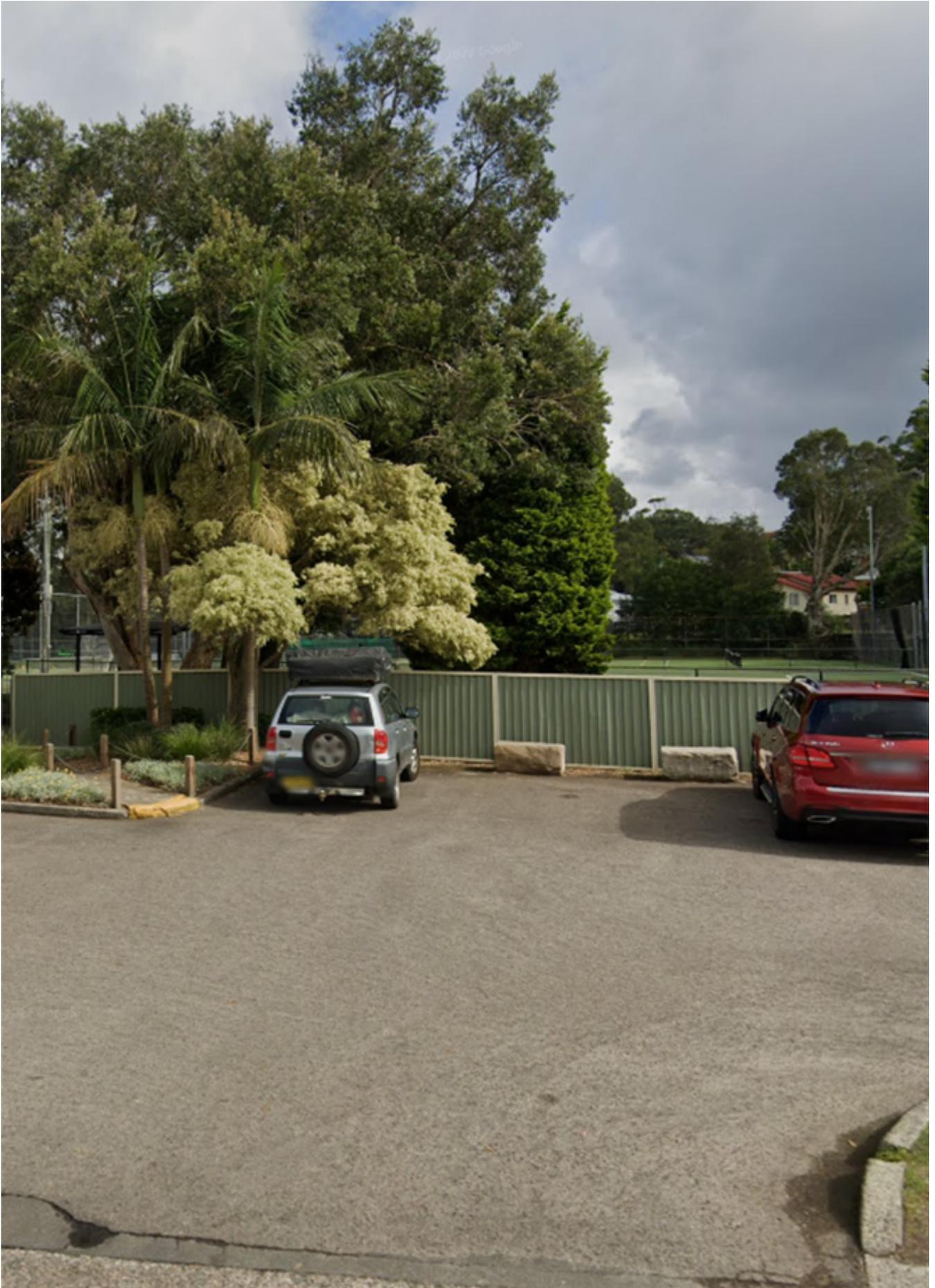




Fig. 1 - Retention of trees 62-69 (centre of photo) would still allow for truck egress.

It is considered likely that other existing trees marked for retention may be impacted by the proposed works, as identified in the Arborist's Report.

It is therefore recommended that a Project Arborist be engaged to oversee tree protection and works adjacent to trees to be retained, which has been included in recommended conditions.

The Landscape Plans show *Eucalyptus robusta* and other shrub and groundcover planting in the location of a 20kl rainwater tank depicted on the Stormwater Plans. This is a particularly prominent location and the provision of planting as indicated on the Landscape Plans would be a superior visual outcome. The location of the rainwater tank is not supported and it is recommended that Stormwater Plans be amended to relocate the tank to a less prominent location.

Additional larger shrub planting is recommended adjacent to the carpark to the east of the clubhouse to assist in screening. Conditions have been included to amend the Landscape Plans accordingly.

It is noted that additional planting will be required in future stages to provide a suitable buffer to Pittwater Road and improve the environmental and visual outcomes of the overall project, which are outside of the scope of these works.

If the proposal is to be approved, recommended conditions have been provided.

Original Comment

The application seeks consent for change of use and construction of a golf club house and associated facilities.

The Arborist's Report prepared by Aura Tree Services is noted.

The Report identifies 37 non-exempt trees to be removed and 11 exempt trees to be removed to accommodate the proposed works.

The Arborist's Report locates the trees on a plan in general location rather than identifying each tree. (Fig. 1 below)

The Demolition Plan shows trees to be removed from a detailed a Survey Plan. (Fig. 2 below)

The trees should be identified on the Survey Plan so that each tree is identified via their corresponding number in the Report. The trees' Tree Protection Zones and Structural Root Zones are also required to be shown on the plan to enable assessment of impacts of the proposed works and to clearly identify the trees to be removed and trees to be retained as applies to this application.

The Arborist's report appears to refer to trees being removed adjacent to the existing tennis courts whereas the Demolition Plan does not identify these trees to be removed.

The additional information referred to above is required to be provided to enable proper assessment of the impacts to be made and, in the event of providing conditions, a clear plan identifying trees to be retained and removed.

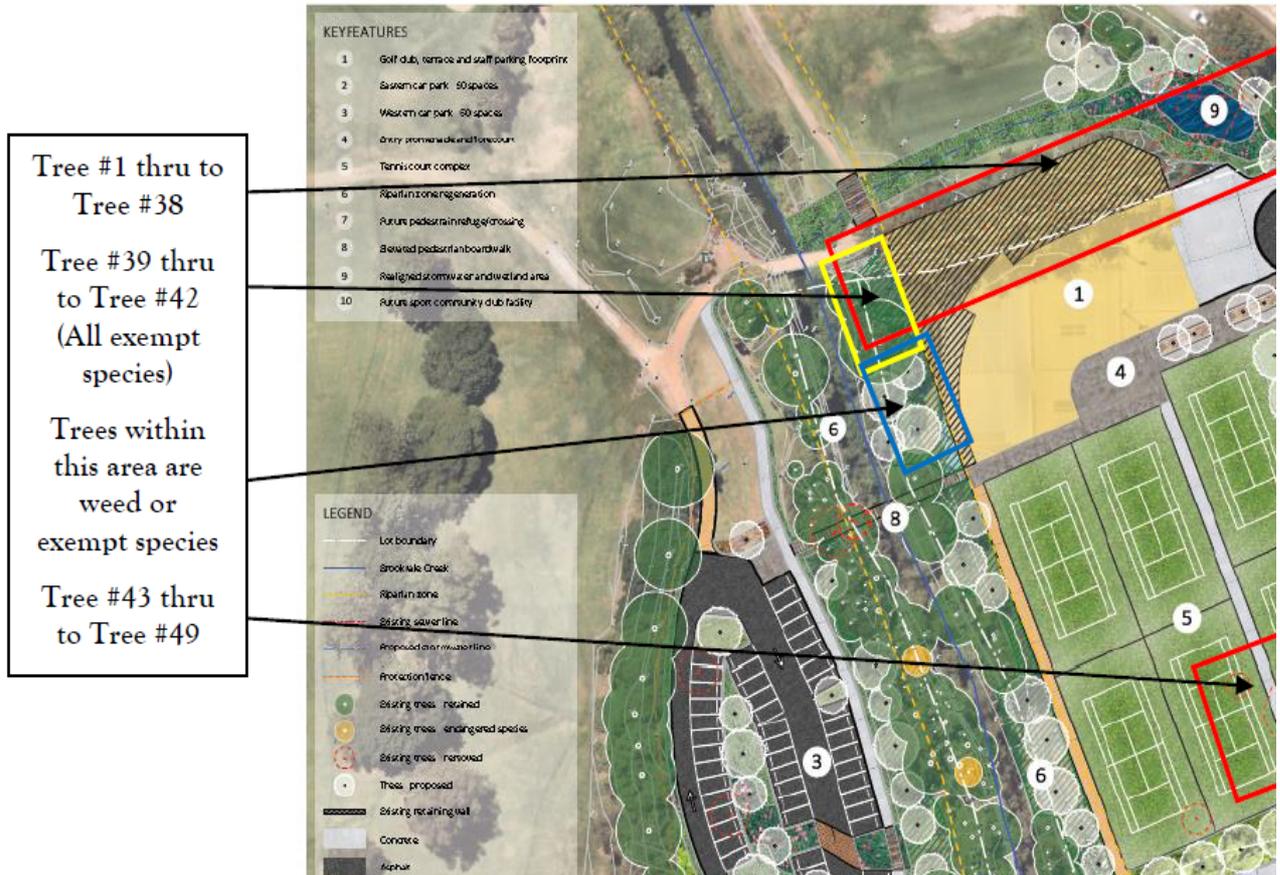


Fig. 1 - Tree location plan from the Arborist's Report

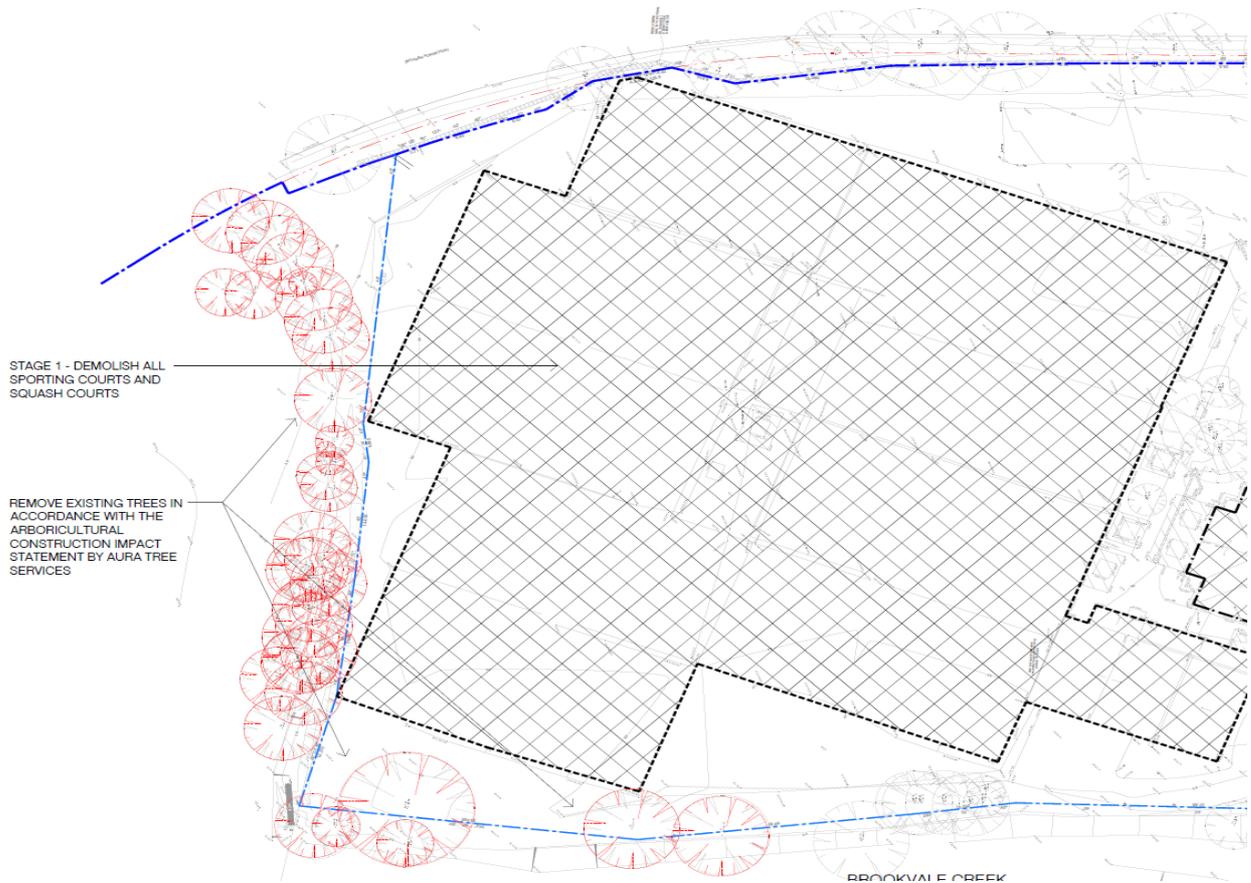


Fig. 2 - Surveyed tree location indicated on the Demolition Plan.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amended Landscape Plan

a) An Amended Landscape Plan shall be issued to the Certifier prior to the issue of a Construction Certificate to include the following details:

- i) Provision of additional screen planting to the carpark located on the northern edge of the works. A minimum of 10 large shrubs such as *Callicoma serratifolia* are to be provided along the length of the carpark in the proposed planting beds.
- b) Certification shall be provided to the Certifier that these amendments have been documented.

Reason: Landscape amenity.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Project Arborist

- a) A Project Arborist, with minimum AQF Level 5 in arboriculture, shall be engaged to provide tree protection measures in accordance with the Arboricultural Impact Assessment dated 14.06.23 prepared by Abnoba Arbor and Australian Standard 4970-2009 Protection of Trees on Development Sites. The Project Arborist is to specify and oversee all tree protection measures such as tree protection fencing, trunk and branch protection and ground protection.
- b) The Project Arborist is to supervise all demolition, excavation and construction works near all trees to be retained including construction methods near the existing trees to protect tree roots, trunks, branches and canopy. Where required, manual excavation is to occur ensuring no tree root at or >25mm (Ø) is damaged by works unless approved by the Project Arborist.
- c) Existing ground levels shall be maintained within the tree protection zone of trees to be retained unless authorised by the Project Arborist.
- d) All tree protection measures specified 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.
- e) The Project Arborist shall provide certification to the Principal Certifier that all recommendations listed for the protection of the existing trees have been carried out satisfactorily to ensure no impact to the health of the trees. Photographic documentation of the condition of all trees to be retained shall be recorded including at commencement, during the works and at completion.
- Note:
- i) A separate permit or development consent may be required if the branches or roots of a protected tree on the site or on an adjoining site are required to be pruned or removed.
 - ii) Any potential impact to trees as assessed by the Project Arborist will require redesign of any approved component to ensure existing trees upon the subject site and adjoining properties are preserved and shall be the subject of a modification application where applicable.

Reason: Tree protection.

Tree Removal Within the Property

This consent approves the removal of the following trees within the property as numbered in the Arboricultural Impact Assessment dated 14.06.23 prepared by Abnoba Arbor:

- Trees numbered 4 through to 42 inclusive.

Reason: To enable authorised building works.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of Sites of Significance

a) 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.

b) 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 within the site not approved for removal.
For clarity, the following trees as numbered in the Arboricultural Impact Assessment dated 14.06.23 prepared by Abnoba Arbor are to be retained: Trees Numbered 1, 2, 3 and 43 through to 114 inclusive,
 - 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 the Arboricultural Impact Assessment dated 14.06.23 prepared by Abnoba Arbor and 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 the Project Arborist,
 - iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with the Project Arborist,
 - 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) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by the Project Arborist on site,
 - vi) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone without consultation with the Project Arborist including advice on root protection measures,
 - vii) should either or all of v), vi) and vii) occur during site establishment and construction works, the Project Arborist shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Principal Certifier,
 - viii) 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 Australian Standard 4970-2009 Protection of Trees on Development Sites,
 - ix) the activities listed in section 4.2 of Australian Standard 4970-2009 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,
 - x) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy and shall be in accordance with Australian Standard 4373-2007 Pruning of Amenity Trees,
 - xi) 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 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.

Condition of Trees

a) During the construction period the applicant is responsible for ensuring all existing trees required to be retained are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to or by seeking arboricultural advice from the Project Arborist during the works.

b) In this regard all protected trees shall not exhibit:

- i) a general decline in health and vigour,
- ii) damaged, crushed or dying roots due to poor pruning techniques,
- iii) more than 10% loss or dieback of roots, branches and foliage,
- iv) mechanical damage or bruising of bark and timber of roots, trunk and branches,
- v) yellowing of foliage or a thinning of the canopy untypical of its species,
- vi) an increase in the amount of deadwood not associated with normal growth,
- vii) an increase in kino or gum exudation,
- viii) inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition,
- ix) branch drop, torn branches and stripped bark not associated with natural climatic conditions.

c) Any mitigating measures and recommendations required by the Arborist are to be implemented.

d) 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.

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

Required Tree Planting

a) Trees shall be planted in accordance with the following: All trees indicated on Landscape Plans Dwg Nos L-01 through to L-09 Revision E dated 29/08/2023 prepared by Serenscapes.

b) Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of

any Occupation Certificate.

Reason: To maintain environmental amenity.

Landscape Completion

Landscaping is to be implemented in accordance with the approved Landscape Plans.

Prior to the issue of any Occupation Certificate details from a qualified landscape architect or landscape designer 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.

Condition of Retained Vegetation - Project Arborist

Prior to the issue of an Occupation Certificate a report prepared by the Project Arborist shall be submitted to the Principal Certifier assessing the health and impact on all existing trees required to be retained including the following information:

- a) compliance to any Arborist recommendations for tree protection generally and during excavation works,
- b) extent of damage sustained by vegetation as a result of the construction works,
- c) any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: Tree protection.

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

Landscape Maintenance

a) 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.

b) 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 Plan and any conditions of consent.

Reason: To maintain local environmental amenity.