

Landscape Referral Response

Application Number:	DA2025/0755
Date:	06/08/2025
Proposed Development:	Alterations and additions to a dwelling house including a garage
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 16 DP 219977 , 44 Wandeen Road CLAREVILLE NSW 2107

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 application as described in reports and as illustrated on plans is assessed by Landscape Referral against the Pittwater Local Environment Plan (PLEP) clause C4 zone Environmental Living, and the following Pittwater 21 Development Control Plan (PDCP) controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; and D1 Avalon Locality. The site is located in the C4 Environmental Living zone, requiring development to achieve a scale integrated with the landform and landscape, and to minimise impact on the natural environment with ecological, scientific or aesthetic values, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone.

An Arboricultural Impact Assessment (AIA) and a Landscape Plan accompany the application and are assessed as part of this Landscape Referral.

Updated comments 06/08/2025:

The following specific design amendments in consideration of the landscape setting outcomes are noted:

- The plans have been updated to clearly represent the entry stair to be suspended from natural ground in accordance with the AIA recommendation for the preservation of trees 2 and 3.
- The AIA recommendations have been noted on the amended plans (including proposed planting)
- The entry portico on the road reserve has been deleted, with only a minor encroachment to Council reserve to allow entry stairs (as per existing).
- The amended plans (and survey plan) have been updated without the street tree to make them consistent with the AIA.

Conditions are able to be imposed to ensure tree protection construction measures are achieved in proximity to trees 2 and 3.

The Landscape Plan includes planting along the proposed stairs at the frontage and conditions are able to be imposed.

Previous comments 02/07/2025:

There are discrepancies in documents with the plans indicating an existing street tree which is not sighted and therefore has been removed beforehand. It is noted that the AIA report indicates that the street tree is not present.

Landscape Referral do not support the application in terms of landscape setting outcomes in its current form due to the impacts from the proposed stairs at grade in close proximity to existing trees identified in the AIA report as trees 2 (Grey Ironbark) and 3 (Spotted Gum). Plan number DA12 indicates proposed stairs on natural ground and such construction will impact the upon the long-term retention of trees 2 and 3 and the high impact is identified in the AIA report. Additionally, it is noted in the AIA reports that post footings and suspended stairs decking is discussed. This option of a suspended structure above existing ground may result in reduced impacts to trees 2 and 3 and should be reviewed as a design alternative that may be accepted. Alternatively, it is suggested that the existing stairs access route should be utilised and improved, if necessary, as this presents no impacts to existing trees.

The Landscape Plan is noted and shall be reviewed following receipt of the information relating to the preservation of trees 2 and 3.

Furthermore, Landscape Referral are not in support of road reserve verge encroachments with structures unless unavoidable, and this matter shall be dealt with by the Assessing Planning Officer.

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

Footing Design Near Trees to be Retained

- a) Pier footing locations shall be developed in co-ordination with an Arborist with AQF minimum Level 5 qualifications in arboriculture, and a qualified Structural Engineer, following a tree root investigation by the Arborist near existing tree 2 (Grey Ironbark) and existing tree 3 (Spotted Gum), to locate critical tree roots and recommend footing design and locations for the construction works.
- b) the Arborist shall review, comment, recommend design revision as required and approve the footing layout, to ensure the locations of footings will be manageable in terms of tree protection measures.
- c) the Arborist shall submit certification to the Certifier, that the locations of the footings are accepted.
- d) the agreed footing structural layout plans shall be submitted to the Certifier for approval prior to the issue of a Construction Certificate.

Reason: Tree protection.

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 within the site as nominated for retention in the approved Arboricultural Impact Assessment

under section 6. Recommendations,

- 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 Protection of trees on development sites, and any recommendations of the approved Arboricultural Impact Assessment, including as nominated under sections 7 and 8,
- ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist/Project 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/Project 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) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture on site,
- vi) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
- vii) should either or all of v) or vi) occur during site establishment and construction works, an Arborist/Project 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/Project 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 AS4970 Protection of trees on development sites,
- ix) 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,
- 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 AS4373 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 arboricultural works listed in a) and b) are undertaken as compliant to AS4970 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment and/or Project Arborist as applicable.

Reason: Tree and vegetation protection.

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

Landscape Completion

Landscape works are to be implemented in accordance with the approved Landscape Plan, 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 Plan, unless otherwise imposed by conditions,
- c) mass planting shall be installed at minimum 1metre intervals for shrubs of a minimum 200mm

container size, and at 4 plants per metre square for groundcovers of a minimum 140mm container size, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch.

Prior to the issue of an Occupation Certificate, details 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

Prior to the issue of an Occupation Certificate, a report prepared by an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture shall be submitted to the Principal Certifier, assessing the health and impact on all existing trees required to be retained on the approved Plans or as listed in the approved Arboricultural Impact Assessment, 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 and vegetation protection.