

Landscape Referral Response

Application Number:	DA2020/0053
Date:	30/03/2020
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 101 DP 842992 , 141 Powderworks Road ELANORA HEIGHTS NSW 2101

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

A further assessment of the proposal following amended plans is undertaken by Landscape Referral in consideration of a reduction in landscaped area to accommodate on-site car parking. It is considered that the reduction to 55.4% landscaped area maintains compliance with the landscape outcomes of the Pittwater 21 DCP, based on the front setback distance supporting existing vegetation and capable of supporting further planting, thus continuing to soften the built form.

The proposal is for the construction of a new attached dual occupancy, is acceptable in terms of landscape outcome, subject to the protection of the existing trees and vegetation, and the completion of landscaping.

Council's Landscape Referral is assessed the proposal against the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

C1.8 Dual Occupancy Specific Controls

D5 Elanora Heights Locality

A Arboricultural Impact Assessment report is provided in accordance with DA Lodgement Requirements, assessing existing trees in close vicinity to development, and conditions of consent shall be imposed to protect existing trees and vegetation. One tree identified as T3 (Weeping Bottlebrush) is recommended for removal due to the impact of development. Additional vegetation removal is shown on the Landscaping Concept Plan for removal to accommodate the works. All other existing trees over 5 metres in height shall be retained and protected.

A Landscape Plan is provided. The site is extensively landscaped with trees over 5 metres in height and understorey planting that will not be impacted by development, with the new building being predominately pier and footing construction, and thus will maintain compliance with the relevant landscape controls of the DCP to preserve existing trees. One replacement tree planting shall be conditioned within the site. No landscaping works including planting is permitted within the road verge.

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

Tree Root Investigation and Root Mapping Plan

A tree root mapping investigation, conducted by an Arborist with a level 5 AQF qualification in arboriculture/horticulture, is required for Construction Certificate to verify tree root locations and thus select pier footing locations in the vicinity of existing T1 (Southern Mahogany) and T2 (Sydney Red Gum), proposed for retention in the development application.

In accordance with the recommendations of the Arboricultural Impact Assessment prepared by Complete Arborcare, a non-destructive root investigation shall be conducted complying with clause 3.3.4 (TPZ encroachment considerations) of AS 4970-2009 Protection of Trees on Development Sites.

The root investigation shall map existing roots of significance that must not be impacted by development.

A Root Mapping Plan shall be prepared to include preferred locations of footing locations to ensure no impact to existing roots. The Root Mapping Plan shall be issued to the Certifying Authority, and shall be issued to the structural engineer as a basis for structural design and footing locations.

The Certifying Authority shall approve Construction Certificate design that satisfies the recommendations of the Root Mapping Plan.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection measures

A Project Arborist with a minimum AQF Level 5 qualification in arboriculture/horticulture is to be appointed to supervise and certify tree protection measures for the following existing trees:

- T1 (Southern Mahogany)
- T2 (Sydney Red Gum)
- Street tree planting within the road verge

The Project Arborist shall recommend tree protection measures including temporary construction fencing to protect the tree protection zone (TPZ), and/or trunk and branch protection, in accordance with AS 4970-2009 Protection of Trees on Development Sites. Fencing to exclude construction activity within the TPZ of these trees shall be erected to an alignment as determined by the Project Arborist.

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 Project Arborist shall submit certification prior to Occupation Certificate to the Certifying Authority that all tree protection measures as recommended by the Project Arborist have been completed prior to the commencement of excavation and construction works, and have been appropriately maintained during the works.

Reason: to ensure tree protection is provided and maintained.

Tree removal within the property

Existing vegetation as shown on the Landscaping Concept Plan DA-16 are approved for removal, inclusive of the removal of T3 Weeping Bottlebrush based on the recommendations of the Arboricultural Impact Assessment prepared by Complete Arborcare.

No other tree over 5 metres in height is permitted to be removed, unless a modification application to this consent is issued to council for consideration.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

a) Existing trees and vegetation shall be retained and protected as follows:

- i) all trees and vegetation within the site not impacted by development and as nominated on the Landscaping Concept Plan DA-16 prepared by 4Plan, excluding exempt vegetation under the relevant planning instruments of legislation,
- ii) all trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation.

b) Tree protection shall be generally undertaken as follows:

- i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites,
- ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF Level 5 Arborist,
- iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF Level 5 Arborist,
- iv) any tree roots exposed during excavation with a diameter greater than 25mm within the tree protection zone must be assessed by an AQF Level 5 Arborist. Details including photographic evidence of works undertaken shall be submitted to the Certifying Authority,
- v) to minimise the impact on trees and vegetation to be retained and protected, 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,
- vi) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a AQF Level 5 Project Arborist on site,
- vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
- viii) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with a AQF Level 5 Arborist, including advice on root protection measures,
- ix) should either or all of vi), vii) and viii) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,
- x) 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 AS 4970-2009,
- xi) tree pruning to enable construction shall not exceed 10% of any tree canopy, and shall be in

accordance with AS4373-2009 Pruning of Amenity Trees.

c) All protected trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed by approval must be replaced with a locally native canopy tree.

Reason: to retain and protect significant planting on development and adjoining sites.

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

Landscape works

Landscaping shall be implemented in accordance with the Landscape Plan prepared by Wilder Gardens, inclusive of the following conditions:

- one (1) native tree planting installed at 75 litre pot container size shall be planted, selected from the Tree Guide list on Northern Beaches Council website, and shall be planted at least 4 metres from building structures and other trees,
- all frontage planting shown on the Landscape Plan within the road verge is not permitted and shall be planted within private property.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved plan, and that the conditions listed above have been satisfied.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.

Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by an AQF Level 5 Arborist, shall be submitted to the Certifying Authority, assessing the health and impact of trees and vegetation required to be retained as a result of the proposed development, including the following information:

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

Reason: to retain and protect significant planting on development sites.

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

Landscape maintenance

Any existing landscaping including trees required to be retained together with any additional landscaping required by this Consent is to be maintained for the life of the development.

A 12 month establishment period shall apply for all new landscaping. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. All planting must be maintained for the life of the development, or for their safe useful life expectancy. Planting that may die or is removed must be replaced.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.

Environmental and priority weed control

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: preservation of environmental amenity.