

## Landscape Referral Response

<b>Application Number:</b>	DA2025/0432
<b>Date:</b>	20/05/2025
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house
<b>Responsible Officer:</b>	Charlotte Asbridge
<b>Land to be developed (Address):</b>	Lot 243 DP 752046 , 22 Cicada Glen Road INGLESIDE 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

The application as described in reports and as illustrated on plans raises no concerns with Landscape Referral.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause RU2 Rural Landscape zone, and the following Pittwater 21 DCP controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; and D6 Ingleside Locality. The landscape objectives of the zone includes: maintain the rural landscape character of the land; minimise conflict between land uses within this zone and land uses within adjoining zones.

It is noted that the property is Bush Fire Prone Land.

The road reserve verge frontage is a large area of natural bushland with many endemic trees and vegetation. The front setback of the property also includes existing endemic trees which are proposed for preservation as identified on all plans including the landscape plan. Other existing trees at the rear of the property are also indicated for preservation. Existing natural rock outcrops are preserved as indicated on the landscape plan.

The stormwater drainage proposal does not impact upon existing trees. However, to minimise impact to adjoining land (National Parks & Wildlife Service) the dispersal trench shall include mass planting downslope from the dispersal trench for a distance of at least 2 metres to assist with dissipation of surface runoff, and a condition shall be imposed to satisfy the guideline outcomes of NSW National Parks & Wildlife Service document "Developments adjacent to National Parks and Wildlife Service lands" and in particular section 2.2 stormwater runoff, to protect downslope natural environments.

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **Tree and Vegetation Protection**

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

- i) all prescribed trees within the site,
- 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 AS4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment,
- 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 AS4970-2009 Protection of trees on development sites,
- ix) the activities listed in section 4.2 of AS4970-2009 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 AS4373-2007 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 arboricultural works listed in a) and b) are undertaken as complaint to AS4970-2009 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 Setting**

Landscape works are to be implemented in accordance with the approved Landscape Plan, indicating retention of existing natural features (trees, other vegetation, rock outcrops), and inclusive of the following aspects:

- i) Replacement landscape areas where disturbed and as indicated on the landscape plan,
- ii) Installation of vegetation planting across the length extent of the dispersal trench and at a minimum width of 2 metres, downslope of the level spreader (trench grates), planted with dense native groundcover planting selected to survive periods of water inundation. Groundcovers shall be planted at maximum 200mm spacing and minimum 140mm pot container size. The planted zone shall be mulched with gravel to at least 50mm depth. The groundcovers shall be selected by a qualified horticulturalist, and certification to satisfy this condition shall be submitted.

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.