

Landscape Referral Response

Application Number:	Mod2022/0460
Date:	06/02/2023
Proposed Development:	Modification of Development Consent DA2020/0014 granted for Demolition works and construction of a dwelling house including a swimming pool
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 51 DP 740538 , 1772 Pittwater Road BAYVIEW NSW 2104

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 is for modification to development consent DA2020/0014. The modifications proposed do not impact the landscape outcome under the development consent, and protection of the existing street tree identified in the Arboricultural Impact Assessment prepared by Urban Forestry as T2 - Lemon Scented Gum remains necessary and condition 34 of the development consent DA2020/0014 is updated by amendment as required under this modification.

The Architectural Plans and Landscape Plans submitted for this modification application are co-ordinated such that development consent DA2020/0014 Condition 10. Amendments to the approved plans, may be removed.

Updated Landscape Plans submitted with the modification application do not include items raised in condition 38. Landscape works completion, and thus the condition intent shall remain. Additionally, the the condition shall be included to nominate that only landscape works within the site boundaries are to be approved, as the updated Landscape Plans include works within the road reserve verge that require a minor encroachments application (ie. for proposed screening hedge).

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

Project Arborist

AMEND 34. Project Arborist

A Project Arborist with AQF minimum Level 5 qualification in arboriculture/horticulture is to be appointed to supervise and certify tree protection measures for the existing street tree identified as ~~T1~~ T2 to be retained and protected, requiring site attendance during excavation and construction works of any works within the tree protection zone of T2, in accordance with AS4970- 2009 Protection of Trees on Development Sites, with particular reference to Section 4, and the recommendations of the Arboricultural Impact Assessment prepared by Urban Forestry Australia dated November 2019.

This shall include supervision, acceptance of the works and certification of tree sensitive work in the vicinity of the existing street tree identified as ~~T1~~ T2, under Section 5.0 Recommendations,

- i) actions and recommendations as listed under 5.2 Minimising Impacts on Trees to be Retained,
- ii) actions and recommendations as listed under 5.3 Tree Protection,

The Arborist shall submit certification that the works described in the above sections have been correctly installed and adhered to during the construction period.

The tree protection measures specified in this clause must:

- iii) be in place before work commences on the site, and
- iv) be maintained in good condition during the construction period, and
- v) remain in place for the duration of the construction works.

The Certifying Authority or a Project Arborist AQF Level 5 must ensure that:

- vi) the activities listed in section 4.2 of AS4970- 2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and
- vii) 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.

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.

Reason: to ensure tree protection is provided and maintained.

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

Landscape Completion

AMEND 38. Landscape works completion

Landscape works are to be implemented in accordance with the approved Landscape Plans, with the addition of the following condition:

- i) proposed landscape works are approved only within the site boundaries,
- ii) one native tree in the front yard and one native tree in the rear yard planted at 75 litre container size minimum, selected from the Pittwater Spotted Gum Forest association, shall be provided to enhance the landscape setting and soften the built form,
- ii) all tree planting within the site shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight, or where the proposed tree locations may otherwise be positioned to minimise any significant loss of views, and shall be planted at least 4-5 metres from buildings,

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 landscape plans and with any conditions of

consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and soften the built form.