

Landscape Referral Response

Application Number:	DA2020/0260
Date:	26/05/2020
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 17 DP 7686 , 32 Quinlan Parade MANLY VALE NSW 2093

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 development application is for the construction of a secondary dwelling. The location of the proposed secondary dwelling will require the removal of 3 indigenous trees.

An Arboricultural Impact Assessment is provided with the application. No landscape plans are provided, and conditions of consent shall be imposed to require planting along the northern boundary to reduce the bulk and scale of the development and provide privacy to the adjoining property.

The Arboricultural Impact Assessment concludes that the three indigenous trees can't be retained due to their location within the footprint. There is no alternative such as dwelling relocation away from the trees as the existing slope would result in excessive excavation, contrary to Warringah DCP control C7 Excavation and Landfill.

The Landscape Referral is assessed against the following Warringah DCP controls:

D1 Landscaped Open Space and Bushland

D8 Privacy

D9 Building Bulk

E1 Preservation of Trees and Bushland Vegetation

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree removal within the site

Approval is granted for the removal of the existing trees identified in the Arboricultural Impact Assessment prepared by Bradshaw Consulting Arborists as T2, T3, and T4 - all Cheese Tree, subject to replacement within the site.

Any request to remove a tree approved for retention under the development application is subject to a Section 4.55 modification application, or an assessment by a AQF level 5 Arborist that determines that the tree presents an imminent risk to life or property.

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 identified within the Arboricultural Impact Assessment prepared by Bradshaw Consulting Arborists, including:
- i) all trees and vegetation within the site not approved for removal, excluding exempt vegetation under the relevant planning instruments of legislation,
 - ii) all trees and vegetation located on adjoining properties, and in particular T1 Jacaranda and T5 Macadamia as identified and located in section 6.1 Appendix B Tree locations and Tree Protection Plan,
 - 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, including the provision of temporary fencing to protect existing trees within 5 metres of development,
 - ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF minimum Level 5 Arborist,
 - iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF minimum 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 minimum 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 minimum Level 5 Project Arborist on site,
 - vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF minimum 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 minimum 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 minimum 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) Specifically, the following tree protection measures as recommended in the Arboricultural Impact Assessment prepared by Bradshaw Consulting Arborists shall be undertaken:

- i) actions recommended under section 6.1 Tree Protection Plan,
- ii) actions recommended under section 7 Tree Protection Specifications.

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 completion

Landscape works shall be installed to satisfy Warringah DCP controls in accordance with the following requirements:

- i) 3 replacement small trees shall be planted within the site, with one located within the front setback of the primary residence and two located between the secondary dwelling and the primary residence,
- ii) all trees shall be planted at 75 litre container size and shall be planted at least 4 metres from existing or proposed dwellings, and at least 4 metres from existing trees and other proposed trees,
- iii) tree selection shall be a species capable of attaining at least 6 metres in height as selected from the Tree Guide on Northern Beaches Council's website,
- iv) clumping non-invasive Bamboo shall be planted at the northern boundary, selected to reach a maximum 4 metres in height, such as Bambusa multiplex 'goldstripe' or similar.

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 conditions of consent.

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

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 approved for removal must be replaced.

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