

Landscape Referral Response

Application Number:	DA2021/1824
Date:	07/06/2022
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 36 DP 10648 , 23 Hay Street COLLAROY NSW 2097

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 alterations and additions to an existing dwelling, including a new swimming pool and cabana.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation
- D16 Swimming Pools and Spa Pools

The proposal requires the removal of two trees in the rear yard, whilst one large canopy native tree in the rear yard is to be retained. The development as proposed maintains at least 40% of the site as landscaped area.

A Concept Landscape Plan is submitted with limited information on any enhanced landscape treatments, and conditions shall be imposed including the requirement for replacement tree planting, screen planting along the extent of the pool and spa along the common boundary with adjoining property at 23 Hay Street, and all existing gardens and vegetation planting shall be retained where not impacted by development.

A Arboricultural Impact Assessment titled Arboriculture Assessment & Construction Impact Statement is submitted. The site contains three native Bangalay Gums (*Eucalyptus botryoides*) that are prescribed under the DCP (ie. protected) and thus require approval for removal, and as reported in the Arboricultural Impact Assessment, two are recommended for removal due to development impacts without an alternative for retention. The Arboricultural Impact Assessment provides a recommendations for two replacement trees.

The architectural plans DA01 and DA16 show all existing trees, and some that do not exist, to be removed and these plans shall not be referenced for tree removal, and the Arboricultural Impact Assessment recommendations apply.

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 Property

This consent approves the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment):

- Eucalyptus botryoides (Bangalay Gum) identified as T1, subject to tree replacement
- Eucalyptus botryoides (Bangalay Gum) identified as T2, subject to tree replacement

A qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Note: Exempt Species as listed in the Development Control Plan or the Arboricultural Impact Assessment do not require Council consent for removal.

Reason: To enable authorised development works.

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 and vegetation within the site not approved for removal, excluding exempt trees and 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 undertaken as follows:

- i) tree protection shall be in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites, including the provision of temporary fencing to protect existing trees within 5 metres of development,
- ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an 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 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 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 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 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 to the Certifying Authority,
- 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 Australian Standard 4970-2009 Protection

of Trees on Development Sites,

ix) the activities listed in section 4.2 of Australian Standard 4970-2009 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 Australian Standard 4373-2007 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.

c) Tree protection shall specifically be undertaken in accordance with the recommendations in the Arboricultural Impact Assessment, as listed in the following sections:

i) section 5 Discussion

ii) section 6 Site Specific 'Tree Plan of Management'

The Certifying Authority must ensure that:

d) The arboricultural works listed in c) are undertaken and certified by an Arborist as compliant to the recommendations of the Arboricultural Impact Assessment.

e) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and 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.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited.

Reason: Tree and vegetation protection.

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

Landscape Completion

Landscaping is to be implemented in accordance with the approved Concept Landscaping Plan, and inclusive of the following conditions:

i) two (2) replacement trees shall be planted within one each to the front and rear setbacks; and shall be selected from the following list as provided by the recommendations of the Arboricultural Impact Assessment: *Eucalyptus botryoides* (Bangalay Gum), *Angophora hispida* (Dwarf Apple), *Hymenospermum flavum* (Native Frangipani), or *Tristaniopsis laurina* (Watergum), with at least one *Eucalyptus botryoides* to be planted and preferably within the rear of the property.

ii) tree planting shall be installed at a pre-ordered minimum 75 litre container size and shall meet the requirements of Natspec - Specifying Trees, and shall be located within a 9m² deep soil area wholly within the site and be located a minimum of 3 to 5 metres from existing and the proposed building, and other trees, and at least 1.5 metres from common boundaries, and located either within garden bed or within a prepared bed within lawn,

iii) screen shrub planting to achieve 3 metres in height at maturity shall be planted along the boundary common with 23 Hay Street from the alignment of the pool and spa to the rear boundary, whilst preserving any existing screen plants in the garden area,

iv) all planting shall be installed at minimum 1 metre intervals for shrubs of a minimum 200mm container size at planting or as otherwise scheduled if greater in size, and at 4 plants per metre square for groundcovers of a minimum 140mm container size at planting or as otherwise scheduled if greater

in size, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch,

v) all proposed tree planting shall be located to minimise significant impacts on neighbours in terms of blocking winter sunlight, or where the proposed tree location may impact upon significant views.

Prior to the issue of an Occupation Certificate, details shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

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

Landscape Maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent. All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.