

Landscape Referral Response

Application Number:	DA2019/0614
Date:	18/06/2019
Responsible Officer:	Adam Croft
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

The proposal, in terms of landscape outcome, is acceptable subject to the protection of the existing trees and vegetation, and the completion of landscaping.

Council's Landscape section has assessed the proposal against the following Pittwater21 DCPControls:
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.

No Landscape Plan is provided. The site is extensively landscaped with trees and understorey planting that will not be impacted by development, with the new building being pier and footing construction, and thus will maintain compliance with the relevant landscape controls of the DCP to preserve existing trees.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Tree root mapping investigation

A tree root mapping investigation, conducted by an Arborist with a level 5 AQZ 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 pier 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 pier 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 AQZ 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)

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.

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 and vegetation removal

The nominated trees and vegetation as shown on the Landscaping Concept Plan DA-16, prepared by 4Plan, as well as the existing Bottlebrush identified as T3 in the Arboricultural Impact Assessment prepared by Complete Arborcare, impacted by development, are granted approval for removal.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection - General

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

- i) all trees and vegetation within the site nominated on the Landscaping Concept Plan DA-16, prepared by 4Plan, excluding exempt trees and palms 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 following requirements:

- i) all existing landscaping, including trees and understorey planting shall be maintained for the life of the development or the safe useful life expectancy and replaced should they fail,
- ii) landscaping consisting of shrubs and groundcovers shall be installed between the dual occupancy

southern facade and the new driveway to the full extent of the building,
iii) ground areas exposed following completion of the new driveway shall be landscaped to at least 1.5 metre width and shall include shrubs and groundcover planting or turfing.

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.

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.