

Landscape Referral Response

Application Number:	DA2019/0650
Date:	23/07/2019
Responsible Officer:	Kent Bull
Land to be developed (Address):	Lot 75 DP 12838 , 204 Lower Plateau Road BILGOLA PLATEAU NSW 2107

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 proposed development includes alterations and additions including a new rumpus room and bathroom below the approved deck, enclose the existing carport for a new garage and increase the size of the existing front entry.

In terms of landscape impact to the existing landscape character, the works do not require removal of any significant vegetation, and retains existing canopy trees, integrating the site with the landscape character of the zone E4 Environmental Living locality. The proposal is acceptable in terms of achieving the landscape outcomes of Pittwater 21 DCP, subject to conditions.

A Arboricultural Impact Assessment report has been prepared in accordance with the DA Lodgment Requirements, reporting on the existing tree T1 - Sydney Red Gum, in close proximity to the development works. The Arboricultural Impact Assessment identifies that no pruning works is required to the existing tree T1.

Landscape treatments are not proposed as part of this application.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D3 Bilgola Locality

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection measures

A Project Arborist with AQZ Level 5 qualifications in arboriculture/horticulture shall be engaged to provide inspection and certification of tree protection measures at the commencement of works for the existing Sydney Red Gum identified as T1, in accordance with the recommendation in the Arboricultural Impact Assessment prepared by Koala Arbor Consulting Arborists within sections 12 - Tree Impact Assessment Schedule, 13 Tree Location and Protection Map, showing protective fencing line, and 17 Specifications for Tree Protection Measures.

The Project Arborist shall be provided with proposed utility design locations prior to any excavation. The Project Arborist shall approve the location of all ground utility lines, and shall submit documentary evidence, including on site instructions, to the Certifying Authority of supervision of such works and acceptance of the works.

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.

Additionally, the Certifying Authority or the Project Arborist AQZ Level 5 must ensure that:

- i) 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
- ii) 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.

The Arborist shall provide the Certifying Authority with certification details that the tree protection measures are in place at the commencement of works.

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 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 as shown on the survey and site plans, excluding exempt 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 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 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) Tree protection for existing tree T1 shall be specifically undertaken as follows to comply with the recommendations of the Arboricultural Impact Assessment within section 14.3 TPZ Incursion by The Works Proposed:
- i) as per the engineers design, the piers can be moved up to 400mm either side of location shown within the TPZ with a maximum clear span of 3000mm. These piers will require digging by hand to ensure no over excavation or accidental damage to roots in the soil profile. Any roots that are found and can be, or require cutting (if they are less than 25mm \varnothing) must be done by an AQF level 5 Arborist to ensure the correct technique for root pruning is used. The existing pavers will also need to be removed by hand, ensuring not to disturb or change to the soil profile underneath them.
- d) all protected trees are to be retained for the life of the development, or for their safe natural life, including trees within 2 metres of a dwelling (existing and approved) that are proposed for retention by the application, as is the case in this application. 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

Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by an Arborist with AQZ Level 5 qualifications in arboriculture/horticulture shall be submitted to the Certifying Authority, assessing the health and impact on all existing trees required to be retained, and specifically T1 as identified in the arboricultural impact assessment, as a result of the proposed development, including the following information:

- i) compliance to any 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.