

## Landscape Referral Response

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| <b>Application Number:</b>             | DA2020/0070   |
| <b>Date:</b>                           | 05/03/2020  |
| <b>Responsible Officer:</b>            | Kye Miles   |
| <b>Land to be developed (Address):</b> | Lot 252 DP 16212 , 131 Gondola Road NORTH<br>NARRABEEN 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 for a new pool to the rear of the property at 131 Gondola Road North Narrabeen is acceptable in terms of the landscape outcomes of Pittwater 21 DCP.

No significant trees are impacted by the proposal. The Statement of Environmental Effects nominates removal of a small tree in the vicinity of the proposed pool. This tree appears to have been removed, and a replacement canopy tree shall be planted within the rear yard.

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

D11 North Narrabeen Locality

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**

#### **Tree and vegetation protection**

- a) Existing trees and vegetation shall be retained and protected, including:
- i) all trees and other 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,
  - 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) tree pruning to enable construction shall not exceed 10% of any tree canopy, or in accordance with any site directions provided by a AQF Level 5 Arborist, 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 completion**

Landscaping is to be implemented as follows:

- i) one canopy tree to achieve a mature height of 6-10 metres tall shall be planted within the rear yard, installed at a minimum 75 litre size, planted to have a minimum area of 3 metres x 3 metres contained wholly within the site, and selected from the Tree Guide list on Northern Beaches Council's website.

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 required to be retained together with any additional landscaping required by this Consent is to be maintained for the life of the development.

A maintenance program is to be established. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components and species.

If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species.

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