

Landscape Referral Response

Application Number:	DA2023/0661
Date:	03/08/2023
Proposed Development:	Demolition works and construction of a dwelling house
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 7 DP 2366 , 76 Soldiers Avenue FRESHWATER NSW 2096 Lot 8 DP 2366 , 76 Soldiers Avenue FRESHWATER NSW 2096

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

Amended Plans Comment 03/08/2023

Amended plans relocating the driveway crossover are noted.

The amended plans indicate that no additional landscape impacts are proposed.

No objections are raised to the amendment. Existing conditions are still relevant.

Original Comment

The application seeks consent for demolition works and construction of a dwelling house.

A similar application is noted to have been lodged for demolition works and construction of a dwelling house on the immediately adjoining Lot.

The Lot is relatively narrow at 6m wide with one dwelling partially located over the subject Lot.

Several existing small trees are located on the Lot which will be affected by driveway crossovers and individual dwelling construction.

It is noted that the proposal is not compliant with the Landscaped Open Space requirement of the planning controls. Whilst the extent of non-compliance is left to planning assessment, the Landscape Plans provided indicate planting of 1 tree in the front yard and 4 trees in the rear yard capable of attaining a minimum height of 5 m at maturity, which is not objected to.

Conditions have been provided if the application is to be approved.

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 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 within the site not indicated for removal on the approved Plans,
 - ii) all trees and vegetation located on adjoining properties,
 - iii) all trees and vegetation within the road reserve.
- b) Tree protection shall be undertaken as follows:
 - i) tree protection shall be in accordance with AS4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment,
 - ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist/Project 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/Project 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/Project 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/Project 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/Project 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/Project Arborist to the Principal Certifier,
 - 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 AS4970-2009 Protection of trees on development sites,
 - ix) the activities listed in section 4.2 of AS4970-2009 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 AS4373-2007 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.

The Principal Certifier must ensure that:

- c) The arboricultural works listed in a) and b) are undertaken and certified by an Arborist/Project Arborist as compliant to AS4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment.

Reason: Tree and vegetation protection.

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

Landscape Completion

a) Landscape works are to be implemented in accordance with the approved Landscape Plans, and inclusive of the following conditions:

- i) landscape works are to be contained within the legal property boundaries,
- ii) all tree planting shall be a minimum pre-ordered planting size of 75 litres or as otherwise scheduled in the Northern Beaches Council's Native Plant Species Guide, or Council's Tree Guide; to achieve at least (in accordance with) the Natspec - Specifying Trees; planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled to 75mm depth minimum and maintained, and watered until established; and shall be located at least 1m from common boundaries; and located either within garden bed or within a prepared bed within lawn,
- iii) tree, shrub and groundcover planting shall be installed as indicated on the approved Landscape Plans.

b) Prior to the issue of an Occupation Certificate, details (from a qualified landscape architect, landscape designer or horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.