

Landscape Referral Response

Application Number:	REV2020/0001
Date:	09/04/2020
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 8 DP 6984 , 18 Alexander Street COLLAROY NSW 2097 Lot 9 DP 6984 , 18 Alexander 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 review application REV2020/0001 of the proposed boundary realignment, alterations and additions to the existing dwelling, a separate new dwelling and granny flat on separate titles, has been assessed by an alternate Landscape Officer.

The Landscape Referral for DA2019/0306 raised issues with the lack of information including a suitable landscape plan and a arboricultural impact assessment.

The following additional information is provided with application REV2020/0001: Arboricultural Impact Assessment prepared by Hugh The Arborist. The recommendations of the report demonstrate that existing trees potentially impacted by within development activity are to be retained, subject to tree protection measures, and this satisfies WDCP control E1 Preservation of Trees or Bushland Vegetation.

No updated Landscape Plan, over and above the hand sketch with insufficient landscape details is provided with REV2020/0001. The design intent of the hand sketched Landscape Plan is capable of satisfying WDCP control D1 Landscaped open Space and Bushland Setting, and D9 Building Bulk.

The hand sketch Landscape Plan shall be updated at Construction Certificate in accordance with conditions of consent.

The Arboricultural Impact Assessment provides the following assessment:

- Tree 1 - Port Jackson Fig / Phoenix Palm, are retainable under the current proposal on the provision manual excavations are carried out to install the proposed dwelling footings. This is to be carried out under the guidance of the Project Arborist who is to manage and prune roots located during excavations. The driveways are to remain on the existing footprint and the entire garden bed containing both trees is to be isolated for the duration of construction,
- Tree 2 - Cabbage Tree Palm (within adjoining property at 20 Alexander St) minor intrusion that can be managed with tree protection measures,

- Tree 3 - Blackbutt (within adjoining property at 21 Eastbank Avenue - Salvation Army) minor intrusion that can be managed with tree protection measures,
- Tree 4 - Blackbutt (within adjoining property at 21 Eastbank Avenue - Salvation Army) minor intrusion that can be managed with tree protection measures, and
- Tree 5 - Blackbutt (within adjoining property at 21 Eastbank Avenue - Salvation Army) minor intrusion that can be managed with tree protection measures.

Arboricultural recommendations shall be adopted and actioned in accordance with section 10. Recommendations and section 11. Hold Points.

The landscape component with the additional information provided satisfies Warringah DCP landscape controls and is acceptable.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amended Landscape Plan

An Amended Landscape Plan prepared by a qualified landscape architect or landscape designer shall be submitted to the Certifying Authority for approval prior to the issue of a Construction Certificate demonstrating detail design for landscape elements to satisfy the landscape controls of Warringah DCP and the DA Lodgement Requirements, including:

- calculations of the landscape area (and open space) on the site as per the definition in the relevant DCP.
- proposed surface treatments and materials, including but not limited to structures, features, walling, fences, pavements, gardens, lawns, ground stabilisation, drainage, irrigation etc.,
- existing and proposed ground levels,
- outline of proposed buildings, driveways and structures, including swimming pools, pavements, walls and fences, all consistent and co-ordinated with building and services plans,
- location, height and materiality of proposed retaining walls and fences,
- existing street trees or trees on neighbouring properties,
- existing trees and other vegetation to be retained or removed, All trees are to be located, identified and numbered, and shall coincide with the arborist's report,
- proposed planting scheme including species selection, location, quantities, mature heights and pot sizes,
- rock outcrops and other landscape features,
- location of any underground services or basements,
- soil depth of planter boxes on-slab, and
- any irrigation systems.

All new planting for screening to private open spaces shall be capable of attaining a mature height of 3 metres, and be installed at a minimum 300mm pot container size, and shall be planted no more than 900mm apart.

The Amended Landscape Plan shall be based on the hand sketch landscape plan provided with

application DA2019/0306, in terms of retention of vegetation and intent for new planting.

Reason: to ensure the provision of adequate landscape amenity.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection measures

Tree protection measures shall be undertaken as recommended in the Arboricultural Impact Assessment prepared by Hugh The Arborist.

a) The Certifying Authority or Project Arborist 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 on the lot or any tree on an adjoining site, 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.

b) 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.

Note. 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

Project Arborist

During the works, a Project Arborist with AQF minimum Level 5 qualifications in arboriculture/horticulture is to be engaged to attend site to supervise and approve the location of tree protection measures and development works such as tree fencing, truck protection, and ground protection, in accordance with the recommendations of the Arboricultural Impact Assessment prepared by Hugh The Arborist.

a) The Project Arborist shall document all the associated works including site instructions, recommendations during the works, and photographic evidence to report acceptance of the works within the tree protection zones of all existing trees to be retained and protected in accordance with the Arboricultural Impact Assessment, including supervision, approval and certification of the following:

- manual excavations in the locations of the proposed footings to locate and prune roots of existing tree numbered 1 - Port Jackson Fig / Phoenix Palm, as identified in section 10.2. All roots are to be pruned and documented by the Project Arborist. Where possible, the structure should be cantilevered within 2.7 metres (the radius of the notional SRZ area) to minimise disturbance. It is noted in the development impacts discussion earlier in the report the tree is in a location that may alter the findings of the assessment and corresponding manual excavation,
- existing garden bed in which tree 1 is growing shall remain undisturbed and isolated for the duration of construction, as identified in section 10.3,
- the proposed driveway is to be maintained on the existing footprints and retained for the duration of construction. In the event the surface is removed, ground protection is to be installed under the guidance of the Project Arborist immediately and retained for the duration of works, as

identified in section 10.4,

- inspection and approval of the replacement driveway surfaces. Tree roots located below the driveway that are greater than 50mm in diameter are to be retained and protected under the guidance of the Project Arborist, as identified in section 10.5,
- works within the TPZ and SRZ of retained trees are to be overseen by an AQF Level 5 Arborist to assist with minimising development impact, as identified in section 10.7, and
- all services plans shall be subject to review by a consulting Arborist. Where possible underground services should be located outside the TPZ of trees to be retained. All underground services located inside the TPZ of any tree to be retained must be installed via tree sensitive techniques and inspected and approved by the Project Arborist. This should include either directional drilling methods or manual excavations to minimise the impact to trees identified for retention, as identified in section 10.8.

b) All works within the tree protection zone of existing trees shall satisfy the specific tree protection requirements as recommended in the Arboricultural Impact Assessment, including:

- tree protection fencing, as identified in Appendix 1, and Table 4 of section 11.5,
- general tree protection measures as identified in sections 11.7, 11.8, 11.9, 11.10, 11.11, 11.12, 11.13 and 11.14, and
- hold point inspections and approval of works as identified in sections 12.1.

The Project Arborist shall provide approval by certification to the Certifying Authority that the above works in a) and b) are completed to the satisfaction of the project Arborist.

Reason: ensure the correct procedures and construction techniques are in place and utilised to retain trees required for retention.

Tree and vegetation protection - General

a) Existing trees and vegetation shall be retained and protected as identified in the Arboricultural Impact Assessment prepared by Hugh The Arborist, including:

- i) all trees and 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 qualified AQF minimum Level 5 Arborist,
- iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by a qualified AQF minimum 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 a qualified AQF minimum 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 qualified AQF minimum Level 5 Arborist on site,
- vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a qualified

AQF minimum 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 qualified AQF minimum 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 qualified AQF minimum 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.

d) Any subsequent request for tree removal is subject to a Section 4.55 modification application.

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 in accordance with the Amended Landscape Plan.

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 approved amended landscape plan and with any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and soften the built form.

Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by an Arborist with AQF minimum 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, including existing tree numbered 1 located within the development site, and existing trees numbered 2, 3, 4, and 5 located within adjoining properties, as a result of the development works, 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.

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 approved for removal must be replaced.

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