

Landscape Referral Response

Application Number:	DA2019/1280
Date:	20/12/2019
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	<p>Lot 3B DP 164259 , 62 Beaconsfield Street NEWPORT NSW 2106</p> <p>Lot 4A DP 159498 , 11 Queens Parade NEWPORT NSW 2106</p> <p>Lot 3A DP 164259 , 9 Queens Parade NEWPORT NSW 2106</p> <p>Lot 2 DP 209106 , 7 Queens Parade NEWPORT NSW 2106</p> <p>Lot 5A DP 158658 , 13 Queens Parade NEWPORT NSW 2106</p> <p>Lot 4B DP 159498 , 60 Beaconsfield Street NEWPORT NSW 2106</p>

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 indicates amalgamation of several existing Lots to create a development area for the proposed townhouse development.

The sites are noted as being in the existing Zone R3 - Medium density residential. The current Lots are predominately single residential development, with the inclusion of a Childcare Centre.

The proposed design attempts to retain vegetation within the site, with two trees indicated in the Arborist's Report as High landscape significance trees being retained. The pattern of development enables landscape components, including trees, to permeate through the site, similar to the current pattern. This approach is supported in principle, however removal of four trees indicated in the Arborist's Report as High landscape significance, is noted. The majority of trees on the site are, however, exempt species under Pittwater DCP. A summary of tree removals and replacement is included below.

The proposed landscape plan indicates replanting of 33 non- exempt trees on the site.

Additional landscape planting is proposed in the road reserve on both the Beaconsfield Street and Queens Parade frontages.

Four native street trees with native understorey planting are proposed in the Beaconsfield Street road

reserve. It is recommended that two additional street trees be included along this frontage west of the driveway to improve the streetscape frontage and maintain the existing sense of green along the verge.

Extensive native understorey and tree planting is proposed to be incorporated on the Queens Parade road reserve to supplement the significant native trees growing in the road reserve.

The proposed planting concept is supported, however, comment from roads assets section should be sought. If approved, maintenance conditions are recommended to ensure that the development is responsible for ongoing maintenance, or replacement of plants in the event of service access requirements, rather than Council.

In view of the above, no objections are raised with regard to landscape issues, subject to conditions as recommended.

Tree Removals/ Retention:

On Site -

58 Exempt trees removed

12 Non-exempt trees removed (4 High landscape significance)

2 Non-exempt trees retained (2 High landscape significance)

Road Reserve -

7 Exempt trees removed

2 Non-exempt trees removed (1 Moderate landscape significance)

21 Trees retained (11 High significance; 3 Very High significance)

Tree Replanting:

On Site -

33 Non-exempt trees

Road Reserve -

5 Non-exempt trees

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

On slab landscape planting and associated works

- a) Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed method of waterproofing to all internal walls and slab, and drainage of the concrete slab over which soil and planting is being provided.
- b) Landscape treatment details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed soil volume, soil type, planting, automatic

irrigation, services connections, and maintenance activity schedule.

c) The following soil depths are required in order to be counted as landscaping:

-300mm for lawn

-600mm for shrubs

-1metre for trees

Reason: To ensure appropriate and secure waterproofing and drainage is installed to direct water flow into the drainage system, and away from habitable areas.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree trunk, branch and root protection

(a) Existing trees which must be retained

- i) All trees not indicated for removal on Existing Tree Plan Dwg. No. L.SK.05 dated 14/11/19 prepared by Scape Design, unless exempt under relevant planning instruments or legislation
- ii) Trees located on adjoining private land

(b) Tree protection

- i) No tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by the Project Arborist on site.
- ii) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by the Project Arborist on site.
- iii) All tree protection to be in accordance with the recommendations of the Arboricultural Impact Assessment dated 13 November 2019 prepared by Footprint Green and AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
- iv) All tree pruning within the subject site is to be in accordance with relevant planning controls and AS 4373 Pruning of amenity trees
- v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

Project Arborist

- i) A Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to commencement of works.
- ii) The Project Arborist is to oversee all tree protection measures, removals and works adjacent to protected trees as outlined in the the Arboricultural Impact Assessment dated 13 November 2019 prepared by Footprint Green and AS4970-2009 Protection of trees on development sites.
- iii) The Project Arborist is to ensure compliance as relevant with any other environmental requirements conditioned under this consent.

Reason: to ensure protection of vegetation proposed for retention on the site.

Tree removal within the road reserve

- i) This consent includes approval to remove trees located within the road reserve as indicated on Existing Tree Plan Dwg No. L.SK.05 dated 14/11/19 prepared by Scape Design
- ii) Removal of approved trees in the road reserve shall only be undertaken by a Council approved tree contractor.
- iii) Details of currently approved tree contractors can be obtained from Northern Beaches Council Public

Trees Section prior to removal.

Reason: Public liability

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

Landscape completion certification

- a) 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 landscape plan and inclusive of any conditions of consent.
- b) 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 established and maintained in accordance with the approved landscape plan.

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 the Project 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:

- a) Compliance to Arborist recommendations for tree protection and excavation works.
- b) Extent of damage sustained by vegetation as a result of the construction works.
- c) Any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: To ensure compliance with the requirement to retain and protect significant planting on development sites.

Required Planting

i) Trees shall be planted in accordance with the following:

Minimum No. of Trees Required.	Species	Location	Minimum Pot Size
All trees	As indicated on Landscape Plan Dwg. No. L.SK.03 dated 14/11/19 prepared by Scape Design	As indicated on the Landscape Plan	As indicated on the Landscape Plan

- ii) Additional street tree planting - Plant two additional *Hibiscus tiliaceus* in the Beaconsfield Street road reserve, one each forward of Units 12(A) and 14(A)
- iii) All street trees shall be a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees,
- iv) All street trees shall be planted into a prepared planting hole a minimum of 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, and mulched to 75mm depth minimum,
- v) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity.

Undesirable Trees

Leighton Green Cypress *Cupressocyparis leylandii* or any of its cultivars, must not be planted on the site for the life of the development. In the event of any inconsistency between this condition and the development application documents, this condition will prevail to the extent of the inconsistency.

Reason: To reduce the potential for adverse amenity effects such as overshadowing, loss of views, and loss of plant diversity.

Landscape maintenance

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.
- ii) If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan.
- iii) Shrub and groundcover planting located in the Beaconsfield Road and Queens Parade road reserves as indicated on the approved Landscape Plans is to be maintained by the relevant property owners/body corporate.

Reason: To maintain local environmental amenity.