

## Landscape Referral Response

<b>Application Number:</b>	DA2021/0359
<b>Date:</b>	21/06/2021
<b>Responsible Officer:</b>	Adam Mitchell
<b>Land to be developed (Address):</b>	Lot 1 DP 1271246 , 15 Waratah Street MONA VALE NSW 2103

### 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

This application seeks development consent for the removal of twenty six (26) trees and the pruning of four (4) trees. School Infrastructure NSW (SINSW) propose to upgrade Mona Vale Public School including new buildings (Building R and Building S), landscaping works and internal and external refurbishments.

Tree removal is proposed to facilitate future development of new school infrastructure providing a more accessible administration area and more equitable access to the site. The existing trees proposed for removal include twenty four (24) native trees: 15 x Forest Red Gums, and 1 each of the following species: Cheese Tree, Wallangarra White Gum, Swamp Mahogany, Red Mahogany, Scribbly Gum, Sydney Red Gum, Large-fruited Red Mahogany, Red Bloodwood, and Brushbox. Two of the trees are exempt species (Camphor Laurel).

A Arboricultural Impact Assessment and Addendum prepared by Paul Shearer Consulting is provided with the application in regard to the justification for removal and pruning works. The report concludes that tree removal as proposed is required for future development building works, modification to the Waratah St carpark, and pruning is required to allow adequate construction building clearances.

The application proposal includes compensatory planting as documented in the Landscape Plans, consisting of twenty six (26) native canopy trees including Coast Banksia, Red Bloodwood, Scribbly Gum and Water Gum.

In terms of the proposal for tree removal, a number of site planning options were investigated in relation to location and position of new buildings on the site, including: Access to the school and in particular the administration sections; Provision of active and passive play spaces; Equitable access for all abilities for students, parents, staff and teachers; Parking and accessibility; School security; Overland flow paths; School operations; and Condition of existing buildings.

The proposed location of the building that requires the proposed tree removals was considered the most appropriate for the following reasons: Provision of a secure access, compliant with NSW

Department of Education design guidelines, security standards and passive design principles from the main gate through to the new administration building.

Additional justification for the siting of a new building amongst the existing trees to be removed includes: retention of the main cleared area of the playground for active play space as the only open flat space on the main school grounds; equitable access for all abilities to a number of areas of the school without creating specialised ramps and significant level changes in the landscape; and the site is quite heavily vegetated and it is difficult to find a site for a new building where no trees would be required to be removed or impacted.

The canopy cover of the proposed tree removal is 2,047m<sup>2</sup>. Proposed tree planting as part of early works and the proposal will increase the canopy to 2,560m<sup>2</sup>, providing a long term environmental benefit.

Landscape Referral raise no objections to the proposal subject to the replacement of tree canopy as proposed in the Landscape Plans and the establishment of an early tree replacement planting works program.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

#### **Tree Removal Within the Property**

This consent approves the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment and Addendum):

i) trees numbered T1, T2, T3, T4, T5, T6, T7, T8, T9, T201, T203, T204, T205, T209, T210, T216, T222, T223, T224, T225, T226, T227, T228, T229, T230, and T231

T1, T2, T3, T4, T205, T209, T210, T224, T225, T226, T227, T228, T229, T230, and T231 - all Forest Red Gum

T5 Cheese Tree

T6 Wallangarra White Gum

T7 Swamp Mahogany

T201 Red Mahogany

T203 Scribbly Gum

T204 Sydney Red Gum

T216 Large-fruited Red Mahogany

T222 Red Bloodwood

T223 Brushbox

Note: Exempt Species as listed in the Development Control Plan or the Arboricultural Impact Assessment do not require Council consent for removal. The following Exempt Species are listed for removal in the Arboricultural Impact Assessment and Addendum:

T8 T9 Camphor Laurel

Approval is granted subject to 1:1 tree replacement within the site in accordance with the Landscape Plans, consisting of twenty six (26) native canopy trees including 10 x *Banksia integrifolia* (Coast Banksia), 2 x *Corymbia gummifera* (Red Bloodwood), 8 x *Eucalyptus haemastoma* (Scribbly Gum), and

6 x *Tristaniaopsis laurina* (Water Gum).

Reason: To enable authorised building works.

### **Early Works Tree Planting Package**

Prior to the commencement of building works, a early works package for tree planting shall be in place in accordance with the document title Proposed Tree Canopies by Arcadia.

As indicated on the document under legend description of 'Early Works tree planting by September 2021. Tree canopy cover + 590m<sup>2</sup>, nine (9) native trees shall be installed as part of the early works package.

These trees shall be 6 x *Corymbia gummifera* (large circles on plan) and 3 x *Tristaniaopsis laurina* (small circles on plan). All species shall be pre-ordered to ensure delivery of 400 litre container size, and caliper size shall be 70-100mm and tree height shall be a minimum of 3.0 metres. Trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, including a four post and top and mid rail timber tree guard, and watered until established.

Reason: Establish early tree planting program.

## **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 not approved for removal, excluding exempt trees and 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) Pruning works

- i) T121, T124, T217, and T221
- ii) in accordance with section 3.6 Pruning Specifications

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites, including the provision of temporary fencing to protect existing trees within 5 metres of development,
- ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an 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 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 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 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 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 to the Certifying Authority,

- 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 Australian Standard 4970-2009 Protection of Trees on Development Sites,
- ix) the activities listed in section 4.2 of Australian Standard 4970-2009 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 Australian Standard 4373-2007 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.

c) Tree protection shall specifically be undertaken in accordance with the recommendations in the Arboricultural Impact Assessment.

The Certifying Authority must ensure that:

- d) The arboricultural works listed in c) are undertaken and certified by an Arborist as compliant to the recommendations of the Arboricultural Impact Assessment.
- e) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and 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.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited.

Reason: Tree and vegetation protection.

## 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 approved Landscape Plans.

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

Reason: Environmental amenity.

**Note: Please consider registering your new tree through the link below to be counted as part of the NSW State Governments 5 Million trees initiative**

<https://5milliontrees.nsw.gov.au/>

## ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

**Landscape Maintenance**

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

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 and any conditions of consent.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.