

Landscape Referral Response

Application Number:	DA2021/0199
Date:	14/04/2021
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	<p>Lot B DP 402309 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 595298 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 7 DP 455967 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 6 DP 8561 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 5 DP 8561 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 4 DP 654321 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 6 DP 737137 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 8 DP 455967 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 3 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 2 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 15 DP 26902 , 2 Jacksons Road WARRIEWOOD NSW 2102</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 development application is for the demolition of existing Nelson Heather Community Centre and the construction of a new Warriewood Valley Community Centre, located at the intersection of Pittwater Road and Jacksons Road, Warriewood, including demolition of existing structures, tree removal, single level community facility expanded into the existing Reserve, parking, landscape and associated works and consolidation of Boondah Reserve into a single lot.

Landscape Referral has assessed the application against the following relevant policies and controls:

- Pittwater Local Environment Plan, zone SP2 Infrastructure and zone RE1 Public Recreation
- Pittwater Public Space and Recreation Strategy 2014
- Boondah Road Sports Courts Plan of Management 2018
- Pittwater Development Control Plan, clauses B4.22 Preservation of Trees and Bushland Vegetation, C6.2 Natural Environment and Landscaping, C6.4 Pedestrian and Cyclist Network, and D16 Warriewood Valley Locality

The proposal includes expansion of the new Warriewood Valley Community Centre upon Boondah Reserve currently containing carparking, gardens and recreational open space area, and the assessment of this impact is discussed in the Parks and Reserves Referral.

Landscape Plans and an Arboricultural Impact Assessment are provided with the development application.

The landscape proposal enhances and complements the natural environment and surrounding landscape character, reinstating elements of the natural environment, and reduces the visual bulk and scale of development, and tree canopy cover is increased. The landscape scheme for the proposed central courtyard provides a community space connected to the adjacent recreational open space.

The landscape proposal is acceptable subject to minor changes and additions in the selection of species as well as detailed design documents for construction certificate approval. It is noted that the batter transition between the development site and Boondah Reserve shown in the Stormwater Plans at 1 in 4 grade will present increased maintenance activity and the slope shall be flattened to a manageable 1 in 6 slope.

A total of thirty (30) prescribed existing trees under the Pittwater 21 DCP are required to be removed, and a further nine (9) exempt species are required to be removed to facilitate the proposed development works, and a further five (5) trees are recommended for removal due to poor health and condition. Significant existing trees are retained including large canopy native trees not impacted by development works. A Project Arborist shall be engaged to provide supervision and certification of development works in proximity to existing trees to be retained including any excavation works and alterations to the natural ground levels.

Landscape Referral support the development application for landscape and arboricultural works subject to conditions of consent.

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

Amended Landscape Plans to amended / add species selection shall be issued to the Certifying Authority prior to the issue of a Construction Certificate to include the following details:

- i) three of the carparking spaces along the western row of proposed parking bays (Boondah Road) are to be removed to support shade tree planting containing *Waterhousia floribunda*, and shall be the subject of a pre-order delivery at 200 litre pot container size, at least 4 metres in height with a 60mm caliper, and equally spaced with 5 parking bays in between each new tree,

- ii) all *Livistona australis* species shall be scheduled as a combination of three clear trunk sizes: 1 metre, 2 metres and 3 metres, and shall be the subject of a pre-order delivery,
- iii) all *Corymbia maculata* species nominated shall be deleted and replaced with *Eucalyptus robusta*, planted no closer than 5 metres to new buildings, and shall be the subject of a pre-order delivery at 200 litre pot container size, and at least 4 metres in height with a 60mm caliper,
- iv) all *Cupaniospsis anacardioides* tree selections shall be deleted and replaced with the following diverse species: *Backhousia myrtifolia*, *Syzygium smithii*, *Elaeocarpus reticulatus*, and *Buckinghamiana celsissima*, and shall be the subject of a pre-order delivery at 200 litre pot container size, and at least 4 metres in height with a 60mm caliper,
- v) the proposed Grassy Swathes shrubs / groundcovers listing shall contain the following species: *Danthonia tenuior*, *Themedia triandra*, *Cymbopogon refractus*, and *Dichelachne micrantha*,
- vi) the proposed Boundary Planting Trees listing shall contain the following additional specie: *Melaleuca stypheloides*,
- vii) the proposed Boundary Planting shrubs / groundcovers listing shall contain the following additional species: *Leucophyta brownii* and *Juncus usitatus*,
- viii) the proposed *Pandorea pandorana* (aggressive grower) shall be replaced with a combination of *Hardenbergia violacea* and *Clematis aristata*, to reduce ongoing maintenance requirements,
- ix) plant schedule quantities are required based on the nominated planting densities in the Landscape Plans or greater,
- x) transitional batter between the development and the existing Boondah Reserve shall be no greater than a 1 in 6 gradient,
- xi) detailed landscape plans including layout, materials, and schedules shall be provided as well as planting plan layout details.

Certification shall be provided to the Certifying Authority that these amendments have been documented.

Reason: Landscape amenity.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Project Arborist

A Project Arborist with minimum AQF Level 5 in arboriculture shall be engaged to provide tree protection measures in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites. The Project Arborist is to specify and oversee all tree protection measures such as tree protection fencing, trunk and branch protection, and ground protection.

The Project Arborist is to supervise all demolition, excavation and construction works near all trees to be retained, including construction methods near the existing trees to protect tree roots, trunks, branches and canopy. Where required, manual excavation is to occur ensuring no tree root at or >25mm (Ø) is damaged by works, unless approved by the Project Arborist.

Existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by the Project Arborist.

The Project Arborist shall be in attendance and supervise all works as nominated in the Arboricultural Impact Assessment, including:

- i) demolition, excavation and construction works in the tree protection zone of T45 (Tallowwood), and in accordance with sections 10.8, 10.9, 10.12 and 10.13 of the Arboricultural Impact Assessment,
- ii) demolition, excavation and construction works in the tree protection zone of T1 (Sydney Blue Gum), T2 (Turpentine), T4 & T6 (Blueberry Ash), and T37 & T38 (Bangalay), and in accordance with sections 10.8 and 10.9 of the Arboricultural Impact Assessment,
- iii) excavation and construction works in the tree protection zone of T23 (Turpentine), and T32

(Bangalay), and in accordance with sections 10.8, 10.12 and 10.13 of the Arboricultural Impact Assessment,

- iv) demolition, excavation and construction works in the tree protection zone of T39 (Bangalay), T40 & T41 (Spotted Gum), and T42 (Flooded Gum), and in accordance with sections 10.8, 10.9, and 10.12 of the Arboricultural Impact Assessment,
- v) excavation and construction works in the tree protection zone of T61, T62 & T63 (Swamp Oaks), and in accordance with section 10.9 of the Arboricultural Impact Assessment,
- vi) excavation and construction works in the tree protection zone of T4 & T6 (Blueberry Ash), and T5 (Sydney Blue Gum), and in accordance with section 10.11 of the Arboricultural Impact Assessment,
- vii) all arboricultural works listed under section 10 Recommended Tree Protection Measures.

All tree protection measures specified must:

- a) be in place before work commences on the site, and
- b) be maintained in good condition during the construction period, and
- c) remain in place for the duration of the construction works.

The Project Arborist shall provide certification to the Certifying Authority that all recommendations listed for the protection of the existing tree(s) have been carried out satisfactorily to ensure no impact to the health of the tree(s). Photographic documentation of the condition of all trees to be retained shall be recorded, including at commencement, during the works and at completion.

Note:

- i) 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.
- ii) Any potential impact to trees as assessed by the Project Arborist will require redesign of any approved component to ensure existing trees upon the subject site and adjoining properties are preserved and shall be the subject of a modification application where applicable.

Reason: Tree protection.

Tree Removal Within the Property

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

- i) T14 & T34 (Old Man Banksia), T15 (Lillypilly), T16, T20 & T26 (Turpentine), T17 & T50 (Water Gum), T18 (Blueberry Ash), T19 (Willow Bottlebrush), T22 & T23 (Sally Wattle), T25 (Black Tea-tree), T27 & T30 (Sydney Blue Gum), T28 & T33 (Old Man Banksia), T29 (Gum), T31 (Tallowwood), T35, T36 & T51 (Lillypilly), T52, T53 & T54, T56, T57, T58 & T59 (Swamp Oak), and T55 (Swamp Mahogany), all impacted by development works,
- ii) T7, T8, T11 and T12 (Blueberry Ash), and T13 (Water Gum), are trees not impacted by development works but are in poor health and condition and should be removed regardless of development.

Note: Exempt Species as listed in the Development Control Plan or the Arboricultural Impact Assessment do not require Council consent for removal or pruning. For reference these trees (by species type or by height, or potential Biosecurity Risk) include the following trees impacted by development works:

- T9 Illawarra Flame Tree, T10 Camphor Laurel, T21 Tree Waratah, T46 Kaffir Plum, T47 Swamp Oak, T48 Willow Gum, T49 Italian Cypress, T65 Sally Wattle, and T66 Tuckeroo.

Reason: To enable authorised building works.

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) 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), vi) and vii) 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 Amended Landscape Plans.

Prior to the issue of an Occupation Certificate, details from a landscape architect 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.

Condition of Retained Vegetation - Project Arborist

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 on all existing trees required to be retained, including the following information:

- i) compliance to any Arborist recommendations for tree protection generally and during 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: tree protection

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 Amended Landscape Plans 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.