

Landscape Referral Response

Application Number:	DA2020/0062
Date:	18/03/2020
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 2 DP 2044 , 1 Kareema Street BALGOWLAH NSW 2093

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 application is for the construction of alterations and additions to an existing dwelling, including an extension to the rear external deck and a relocated entry path at the frontage..

Council's Landscape section have assessed the application against the landscape controls of Manly DCP 2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types, and specific clauses: 3.3.1 Landscaping Design; 3.3.2 Preservation of Trees or Bushland Vegetation; and 4.1.5 Open Space and Landscaping.

No Landscape Plan nor Arboricultural Report has been provided with the application.

An existing shrub under 5 metres is required to be removed for the works and is exempt from Council consent due to its height. No other existing vegetation is impacted by the proposal that would require removal. The proposed extension to the deck at the rear is in close proximity to the Jacaranda tree. This tree is indicated on the plans to be retained.

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

The proposed deck is above ground and as such, with the involvement of a qualified Arborist, footing locations for deck supports shall be able determined based on arboricultural investigation and recommendations. A Root Mapping Plan shall be issued prior to Construction Certificate as the basis for structural design of the deck extension.

Conditions of consent shall be imposed to ensure protection of existing trees and vegetation during construction activity within the site, and to adjoining properties, and in order to satisfy the privacy objectives of clause 3.4 Amenity, existing shrub hedge planting is required to be retained and replaced if damaged during construction activity.

The landscape component of the proposal is acceptable subject to issue of a Root Mapping Plan at Construction Certificate stage that demonstrates the following:

- Tree Root Investigation and Root Mapping Plan, to locate existing tree roots that shall not be impacted upon,
- Pier Footing Plan for the external deck, locating piers as determined by the Root Mapping Plan.

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

Tree Root Investigation

A non-destructive root investigation shall be conducted complying with clause 3.3.4 (TPZ encroachment considerations) of AS 4970-2009 Protection of Trees on Development Sites to the area proposed for construction of the rear Deck in close proximity to the existing Jacaranda tree. This tree is indicated on the plans to be retained.

This investigation shall be undertaken prior to the issue of a Construction Certificate. The investigation shall be conducted by an Arborist with a minimum AQF Level 5 qualification in arboriculture/horticulture.

The findings of the root investigation shall be documented in a Root Mapping Plan and shall be the basis for determining the location of all footings for the proposed deck structural components.

Reason: to ensure protection of the existing trees identified for retention.

Root Mapping Plan

The findings of the root investigation shall be documented in a Root Mapping Plan and shall be the basis for determining the location of all footings within the tree protection zone of the existing Jacaranda tree.

The Root Mapping Plan shall provide a setback clearance recommendation from the existing tree roots, and provide recommended construction techniques and locations for footings to ensure no impact to existing roots.

The Pier Footing Plan shall be issued to the Certifying Authority, and shall be issued to the structural engineer as a basis for structural design.

The Arborist shall provide certification to the Certifying Authority that the Root Mapping Plan and clear distances recommended will ensure the long term survival of the existing Jacaranda tree.

The Certifying Authority shall approve Construction Certificate design that satisfies the recommendations of the Root Mapping Plan.

Reason: to ensure protection of the existing trees identified for retention.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

a) existing trees and vegetation shall be retained and protected as identified on the plan numbered DA01, including:

- i) all trees and vegetation within the site not approved for removal, excluding exempt vegetation under the relevant planning instruments of legislation, unless indicated for retention,
- 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 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) existing shrub hedges damaged or removed as part of the development works shall be replaced with like for like species.

Reason: to retain and protect significant planting on development and adjoining sites.