

Landscape Referral Response

Application Number:	Mod2022/0471
Date:	20/03/2023
Proposed Development:	Modification of Development Consent DA2019/0154 granted for demolition works and construction of a seniors housing development
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 1 DP 373531 , 1955 Pittwater Road BAYVIEW NSW 2104

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 modification to development consent DA2019/0154.

Additional Information Comment 20/03/23:

The information provided by Innova Services states "the current proposed location is the only location on the site that meets the Australian Standard and FRNSW operational requirements..." and as such the hydrant location and associated access will necessitate the removal of tree 1 (previously identified as tree 3) as identified in the Arboricultural Impact Assessment by Waratah Eco Works (August 2022). Conditions 46. Removal of trees within the road reserve, 49. Tree and vegetation protection, 56. Landscape Works, and 57. Condition of Retained Vegetation, imposed in DA2019/0154, shall be amended as part of this modification. All other conditions remain.

Original Comment Summary:

- the location of the hydrant and extent of hardstand was questioned due to the requirement to remove a significant tree in the road reserve.

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

Removal of trees within the road reserve

This consent includes approval to remove the following numbered existing species located within the road reserve:

- 3 - *Corymbia maculata* (identified as tree 1 in the Arboricultural Impact Assessment prepared by Waratah Eco Works August 2022),
- 4 - *Ficus rubiginosa*, subject to replacement within the road reserve,
- 5 - Cocus Palm,
- 6 - *Buckinghamiana celsissima*.

Removal of approval trees in the road reserve shall be undertaken only by a Council approved tree contractor. Details of currently approved tree contractors can be obtained from Northern Beaches Council's Tree Services section.

Reason: public safety.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and Vegetation Protection

a) Existing trees and vegetation shall be retained and protected in accordance with AS4970-2009 Protection of Trees on Development Sites, including:

- i) all trees and vegetation located on adjoining properties, and
- ii) all road reserve trees and vegetation not approved for removal, being existing trees 1 and 2.

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, including the provision of temporary fencing to protect existing trees within 5 metres of development,
- ii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF Level 5 Arborist,
- iii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF 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 an AQF 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 AQF Level 5 Project Arborist on site,
- vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF 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 AQF 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 AQF 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.

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 Works

Landscape works are to be implemented in accordance with the approved Landscape Plan(s) (drawings 000, 101, 201 by Site Image dated 02/03/23), and inclusive of the following conditions:

- 1) Each tree shall be installed at minimum 75 litre container size, and shall be planted at least 3 metres from buildings or more, and at least 1.5 metres from common boundaries,
- 2) Tree planting shall be located in consideration of neighbouring solar access to living internal and external living spaces and any significant views.

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 plan and inclusive of 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 AQZ 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 in proximity to development works, being existing trees 1, 2 and 25, 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.