

Landscape Referral Response

Application Number:	DA2019/1522
Date:	14/05/2020
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 7391 , 43 Beach Road COLLAROY NSW 2097 Lot 1 DP 300846 , 41 Beach Road COLLAROY NSW 2097

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 Arborist's Report indicates that 5 trees are to be removed to accommodate the proposed works (Trees 2, 3, 6, 7 and 11). The Tree Protection and Removal Plan in the Landscape drawing package indicates one additional tree (Tree 5) to be removed.

In assessing the trees to be removed, it is apparent that Tree 7 is located on the adjoining property at No. 45 Beach Road. As such, approval to remove cannot be granted without the owner's consent. which hasn't been sighted.

Tree 2 is located within the road reserve and will be affected by the new driveway crossover. As it is a relatively young tree and adjacent to electricity wires, no objections are raised to its removal.

Tree 5 is located within the proposed front private open space area and is being removed to enable an open grassed setting surrounded by gardens. The tree is relatively young and no objections are raised to its removal in consideration of the compensatory tree planting proposed in the Landscape Plans.

The Landscape Plans indicate graphically the planting of 16 trees around the property. This is supported to replace the canopy removed for development.

Two significant trees are located in the public reserve to the east of the development, close to the boundary. Trees 12 and 13 are mature *Araucaria heterophylla* (Norfolk Island Pines).

The plans indicate that works will occur within the Tree Protection Zone (TPZ) of both the trees. The impacts on Tree 12 are relatively minor and can be accommodated with supervision of a Project Arborist and the tree protection recommendations in the Arborist's Report.

The impacts on Tree 13 are more significant with works proposed within the theoretical Structural Root Zone (SRZ) of the tree.

Whilst the basement level has been designed to be setback from the tree, it is evident from the

Architectural, Landscape and Stormwater Plans that excavation is proposed at ground level within a significant portion of the tree's TPZ and SRZ.

It is recognised that the existing dwelling is located very close to Tree 13, however comparison of existing levels and proposed levels indicates that the new level in the rear yard will be approximately 800mm below the existing levels.

Photo 1 below indicates the relationship between the existing dwelling and Tree 13. It is recognised that the levels shown on the Survey Plan (Fig. 1 below) are raised. Excavation below the level of the existing terraces will however still be required to achieve the levels proposed on the plans provided.

This is considered to be a significant impact on the TPZ and SRZ of Tree 13.

In order to minimise the impacts on the tree to an acceptable level, it is recommended that the ground levels immediately below the terraces and existing dwelling within the TPZ of Tree 13 be maintained and any reshaping of the landform to provide for water diversion and marrying-in to new floor levels occurs outside of the TPZ of Tree 13. This would be still be required to be undertaken under the supervision of the Project Arborist and responding on site to the below ground conditions once the terraces and existing building have been removed.

Recommended conditions have been included addressing the issues raised above.

Subject to the conditions as recommended, no objections are raised approval with regard to landscape issues.



Photo 1. Existing dwelling adjacent to Tree 13. (Source: Arborist's Report Botanics Tree Wise Men P.12)

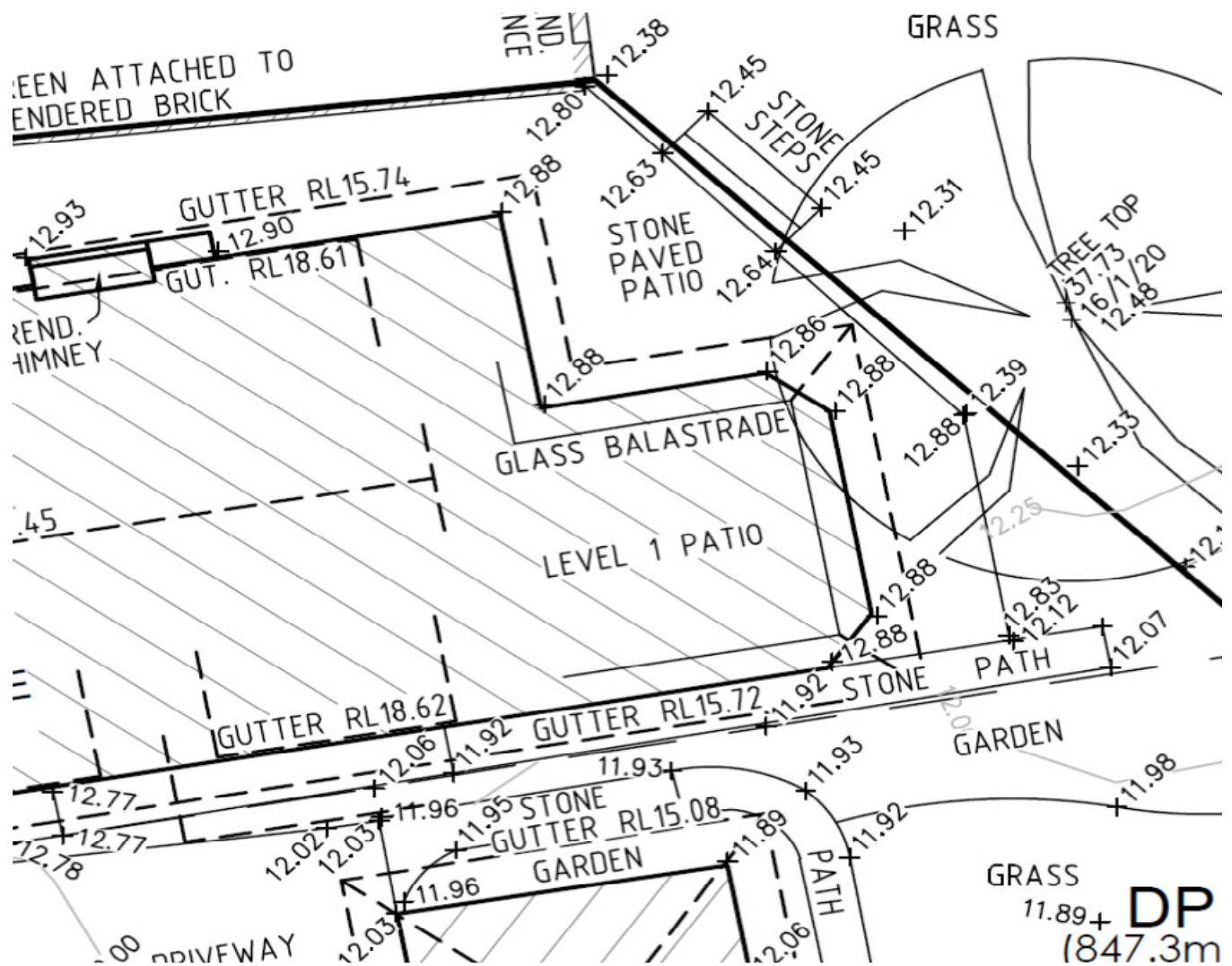


Fig.1 Extract from Survey Plan showing existng dwelling and levels adjacent to Tree 13

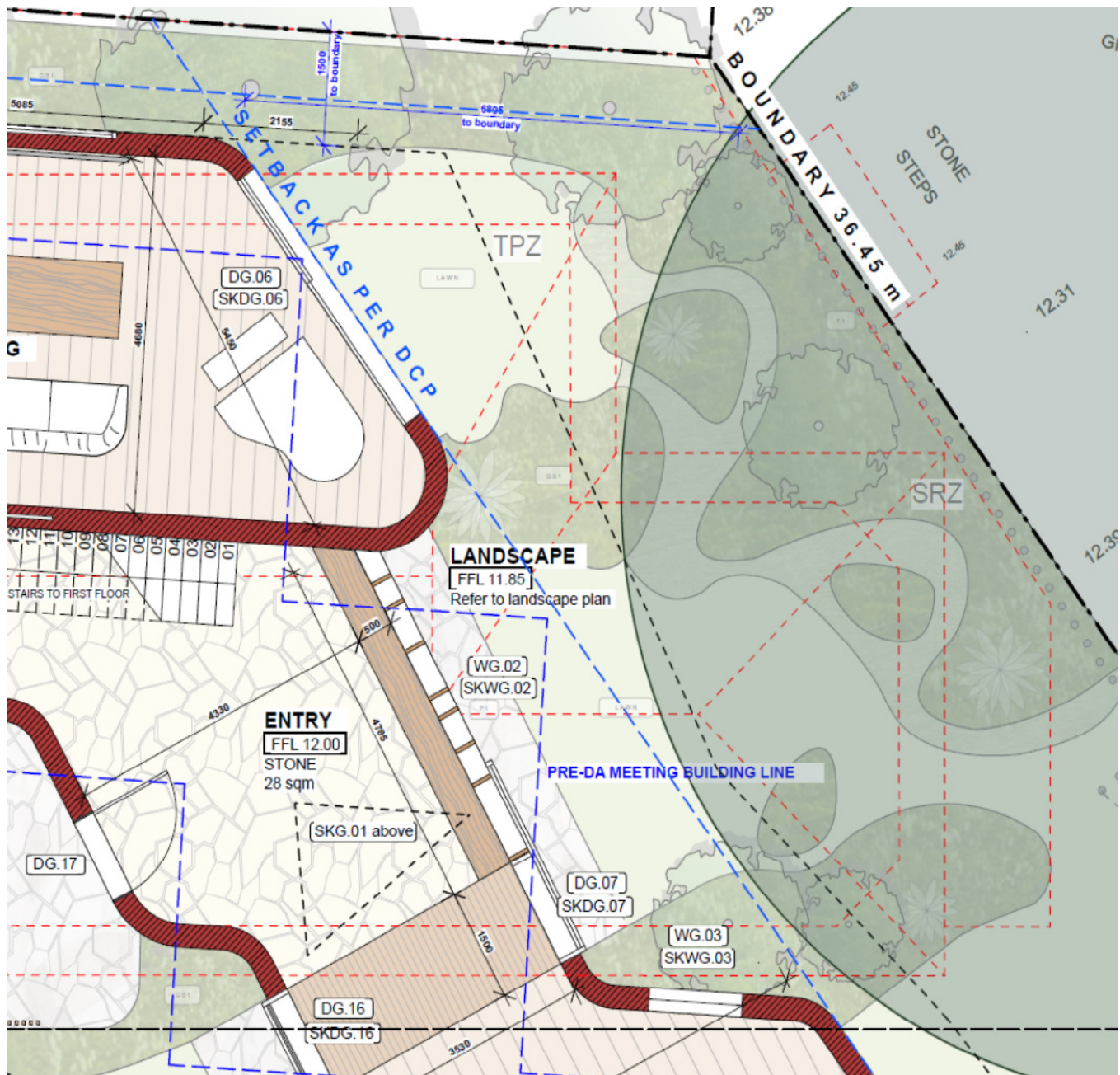


Fig.2 Extract from Ground Floor Plan showing outline of existing building, proposed building and levels adjacent to Tree 13.

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

- 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 adequate soil depth for planting and appropriate and secure waterproofing and drainage is installed.

Amended Plans-Tree protection

a) Plans are to be amended to clearly indicate that ground levels beneath the existing structures on site that occur within the Tree Protection Zone of Tree 13, as identified in the Construction Impact Assessment and Management Plan dated May 2019 prepared by Botanics Tree Wise People, are to be unaltered during demolition and construction.

b) Plans are to be amended to indicate that alteration of ground levels to accommodate stormwater flows and to marry-in to new building levels are to occur outside of the Tree Protection Zone of Tree 13. Alteration may only occur with the authorisation and under the supervision of the Project Arborist on site.

c) Amended plans addressing a) and b) above are to be submitted to the Certifying Authority for approval prior to issue of a Construction Certificate

Reason: Protection of significant public trees.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree trunk, root and branch protection

(a) Existing trees which must be retained

i) All trees with the exception of trees numbered 2, 3, 5, 6, and 11 in the Construction Impact Assessment and Management Plan dated May 2019 prepared by Botanics Tree Wise People, which may be removed.

ii) Trees located on adjoining land (with the exception of tree 2, which may be removed).

iii) Specific tree protection is required within the Tree Protection Zone of Tree 13 as identified in the Construction Impact Assessment and Management Plan dated May 2019 prepared by Botanics Tree Wise People.

(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 25mm diameter unless directed otherwise by the Project Arborist on site.

iii) All tree protection to be in accordance with the Construction Impact Assessment and Management Plan dated May 2019 prepared by Botanics Tree Wise People, AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures and the approved Construction Certificate plans

iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees

v) All tree protection measures, including fencing, are to be in place prior to commencement of works and certified by the Project Arborist.

c) The Site Manager and the Project Arborist must ensure that:

i) the activities listed in section 4.2 of AS4970- 2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site without approval of the Project Arborist, and

ii) 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.

d) 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.

e) No alteration of ground levels under existing structures within the Tree protection Zone of Tree 13 as identified in the Construction Impact Assessment and Management Plan dated May 2019 prepared by Botanics Tree Wise People is to be undertaken without the authorisation and supervision of the Project Arborist on site.

Note. 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.

Reason: Tree protection.

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 Construction Impact Assessment and Management Plan dated May 2019 prepared by Botanics Tree Wise People and AS4970-2009 Protection of trees on development sites and as indicated on the Construction Certificate plans.

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 and adjacent to the site.

Tree removal within the road reserve

i) This consent includes approval to remove the following trees located within the road reserve:

Species	Location	Tree Number
<i>Araucaria heterophylla</i>	Beach Road road reserve forward of the property	T2 as identified in the Construction Impact Assessment and Management Plan dated May 2019 prepared by Botanics Tree Wise People

ii) Removal of approved tree/s 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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of sites of significance

Should any Aboriginal sites be uncovered during the carrying out of works, those works are to cease and Council, the NSW Office of Environment and Heritage (OEH) and the Metropolitan Local Aboriginal Land Council are to be contacted.

Reason: Preservation of significant environmental features.

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 Principal 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 Principal 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

a) Trees shall be planted in accordance with the following schedule:

No. of Trees Required.	Species	Location	Minimum Pot Size
All trees	As indicated on the approved Landscape Plans	As indicated on	25 litre

b) 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.

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

Environmental and priority weed control

Condition: All weeds are to be removed and controlled in accordance with the Biodiversity Conservation Act 2016.

Reason: Preservation of environmental amenity.