

## Landscape Referral Response

<b>Application Number:</b>	Mod2019/0062
<b>Date:</b>	17/05/2019
<b>Responsible Officer:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot 5 DP 736961 , 9 Fern Creek Road WARRIEWOOD NSW 2102 Lot 13 DP 1092788 , 13 Fern Creek Road WARRIEWOOD NSW 2102 Lot 102 DP 1033854 , 6 A Orchard Street WARRIEWOOD NSW 2102 Lot C DP 367229 , 6 Orchard Street WARRIEWOOD NSW 2102

### 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 modification application, relevant to landscape issues, is partially acceptable subject to conditions.

#### **The following modification proposal is not acceptable, and is subject to conditions**

The proposal to amend Condition C10 (f)(vi) and Condition C11 (b)(iv): to delete 500 litre street tree planting container sizes to smaller containers is not accepted.

The intent and wording of the Warriewood Valley Landscape Masterplan for pre-order stock is for the developer to initiate and order plant material in advance. This requires the developer, through an arrangement with nurseries, to deliver the required size at the time of installation. From DA approval to commencement of works and commencement of any landscaping, sufficient time is available for these arrangements to be put in place.

It is appreciated that container sizes of 500 litre are less readily available, and thus the condition shall permit container sizes at 400 litre size.

#### **The following modification proposal is acceptable (subject to stormwater drainage approval)**

The proposal seeks to redirect the previously approved stormwater drainage easement. The proposed redirection of the stormwater pipe requires the removal of five (5) trees as identified in the Arboricultural Impact Assessment. This Landscape assessment does not consider the merits of the stormwater drainage easement design, and only considers the impact upon existing trees.

Should the stormwater drainage design be approved by the relevant Council Officer, the following existing trees will require removal, as identified in the Arboricultural Impact Assessment:

- Tree 2 - Swamp Mahogany; and Trees 5 to 8 - all Cheese Trees.

The following trees shall be retained and protected in accordance with the Arboricultural Impact Assessment recommendations as listed in Appendices 4 to 8:

- Tree 1 - Swamp Mahogany; Tree 3 - Turpentine; and Tree 4 - Cheese Tree.

A Project Arborist shall be engaged to supervise tree protection works and shall provide certification of the works at completion.

Replacement tree planting following the stormwater drainage works shall be installed to replace the existing trees removed at a ratio of 1:1, consisting of the same species as removed, and installed at 75litre pot size, installed in close proximity from the removed species, as determined by a Project Arborist.

### **Referral Body Recommendation**

Recommended for approval, subject to conditions

### **Refusal comments**

### **Recommended Landscape Conditions:**

## **CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

### **Tree Protection Measures**

A Project Arborist with minimum qualification in arboriculture/horticulture, equivalent to AQF Level 5 is to be appointed prior to the commencement of works to supervise all tree protection measures as recommended in the Arboricultural Impact Assessment & Method Statement prepared by Naturally Trees, inclusive of the following specific protection works and certification:

- existing trees 1 - Swamp Mahogany; 3 - Turpentine; and 4 - Cheese Tree, shall be protected in accordance with sections 4, 5, 6, 7 and 8 of the Arboricultural Impact Assessment & Method Statement,
- all certification shall be issued to the Certifying Authority at the end of each hold point stage as identified in Appendix 7 - Schedule of works and responsibilities in the Arboricultural Impact Assessment & Method Statement.

Tree protection measures shall be generally undertaken as recommended in the Arboricultural Impact Assessment & Method Statement, including:

A) The Certifying Authority or 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, 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.

B) 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.

Reason: to ensure protection of vegetation proposed for retention is provided and maintained.

### **Tree removal**

The following five trees are granted approval for removal, based on the recommendations of the Arboricultural Impact Assessment & Method Statement:

- Tree 2 - Swamp Mahogany; and
- Trees 5 to 8 - all Cheese Trees.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Street tree planting**

All street tree planting shall consist of pre-order stock, 400 litre container size.

Reason: to satisfy the Warriewood Valley Landscape Masterplan directions to pre-order stock in advance.

### **Replacement planting**

A total of five replacement indigenous trees shall be planted as replacements for the existing indigenous trees required to be removed for the stormwater drainage works.

The replacement tree planting shall consist of 1 x *Eucalyptus botryoides* and 4 x *Glochidion ferdinandi*, installed at 75litre pot size, and installed in close proximity from the removed species, as determined by the Project Arborist.

Reason: indigenous tree replacement planting.