

Landscape Referral Response

Application Number:	DA2019/1256
Date:	20/01/2020
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 7 DP 7090 , 38 Lindley Avenue NARRABEEN NSW 2101

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 proposal seeks approval to construct a new two-storey residence with adjacent garage parking and storage space, pool and associated deck.

Within the site, four existing trees have been assessed by a Arboricultural Impact Assessment including trees T1 - Smooth Barked Apple; T2 - White Mahogany; T3 - Cheese Tree; and T4 - Rough Barked Apple. Existing trees T2, T3, and T4 are assessed with a High retention value. These trees may not be removed or damaged for the life of the development or for their safe useful life expectancy. Council does not support impact to such high amenity trees, and any proposed development in the vicinity of such trees shall be subject to arboricultural advice and investigations for tree protection measures and type of construction techniques.

The landscape component of the proposal is acceptable subject to amended plans and reports at Construction Certificate stage that demonstrate 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 masonry wall and for the Garage, locating piers as determined by the Root Mapping Plan,
- Amended Erosion, Sediment, Stormwater Control & Waste Management Plan to remove any construction activity under the tree protection zones of the existing trees within the frontage, thus requiring the nominated building material stockpile to be located elsewhere,
- Removal of proposed drying and outdoor utilities area from the front setback.

All works within the tree protection zone of the trees shall be undertaken in accordance with the Tree Retention Management Plan (Appendix B) within the Arboricultural Impact Assessment prepared by Lee Hancock Consulting Arborist.

Intrusion by the proposed masonry wall and garage into the tree protection zone of the existing trees is more than the 10% permitted under Australian Standard 4970-2009 Protection of Trees on

Development Sites, and as such detailed information on the location of existing tree roots, and hence the available locations for the proposed piers, is required prior to approval at Construction Certificate stage comprising the information listed above.

Should the Tree Root Investigation reveal that there is no ground areas suitable for excavation of pier footing, the masonry wall is to be removed from the Construction Certificate application.

The proposed drying and outdoor utilities area shall be deleted from the plans. Under Control B7 of the Warringah DCP 2011, B7 Front Boundary Setbacks, the front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.

Council's Landscape section have assessed the application against the landscape controls of Warringah DCP 2011:

B7 Front Boundary Setbacks

D1 Landscaped Open Space and Bushland Setting

D13 Front Fences and Front Walls, and

E1 Preservation of Trees or Bushland Vegetation.

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 a masonry wall in close proximity to existing trees identified in the Arboricultural Impact Assessment prepared by Lee Hancock Consulting Arborist as T2 - White Mahogany and T3 - Cheese Tree.

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 pier footings for the proposed masonry wall and based upon the finding, the proposed garage.

Reason: to ensure protection of the existing trees identified as T2 - White Mahogany and T3 - Cheese Tree.

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 pier footings within the tree protection zone of the existing trees identified as T2 - White Mahogany and T3 - Cheese Tree.

The Root Mapping Plan shall provide a setback clearance recommendation from the existing tree roots of the existing trees identified as T2 - White Mahogany and T3 - Cheese Tree, and provide

recommended construction techniques 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 trees.

The Certifying Authority shall approve Construction Certificate design that satisfies the recommendations of the Root Mapping Plan. Should the Arborist be of the opinion that no suitable locations are to be found for pier footings in the vicinity of the proposed masonry wall, the Arborist shall submit details to the Certifying Authority, and the masonry wall should not be permitted.

Reason: to ensure protection of the existing trees identified as T2 - White Mahogany and T3 - Cheese Tree.

Pier Footing Plan

A Pier Footing Plan shall be developed in co-ordination with a AQF minimum Level 5 Arborist with qualifications in arboriculture/horticulture and a qualified Structural Engineer, and shall be issued to the Certifying Authority identifying suitable locations for pier footings.

If structural roots are encountered (>25mm in diameter), recommendations for root pruning and preferably design change to the pier footing location must be recommended and documented in the Pier Footing Plan.

The Pier Footing Plan shall be issued to the Certifying Authority identifying a suitable locations for each pier footing. The Certifying Authority shall approve Construction Certificate design that satisfies the recommendations of the Pier Footing Plan.

Reason: to ensure protection of the existing trees identified as T2 - White Mahogany and T3 - Cheese Tree.

Amended Plans

Amended Plans shall be issued to the Certifying Authority prior to the issue of a Construction Certificate demonstrating the following:

- Amended Erosion, Sediment, Stormwater Control & Waste Management Plan to remove any construction activity under the tree protection zones of the existing trees within the frontage, thus requiring the nominated building material stockpile to be located elsewhere,
- Removal of proposed drying and outdoor utilities area from the front setback.

Reason: Preservation of existing significant trees and enhancement of streetscape amenity

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree and vegetation protection

- a) Existing trees and vegetation shall be retained and protected as recommended in the Arboricultural Impact Assessment prepared by Lee Hancock Consulting Arborist, including:
- i) all trees and vegetation within the site not approved for removal, excluding exempt vegetation under the relevant planning instruments of legislation,
 - ii) all trees and vegetation located on adjoining properties,
 - iii) all road reserve trees and vegetation not approved for removal.

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

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

Tree removal within the property

The following tree located on the property, within the vicinity of 5 metres of development, is approved for removal based on the recommendations of the Arboricultural Impact Assessment prepared by Lee Hancock Consulting Arborist:

T1 - Smooth Barked Apple

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Project Arborist

A Project Arborist with AQF minimum Level 5 qualification in arboriculture/horticulture is to be appointed to supervise and certify tree protection measures for existing trees to be retained and protected, requiring site attendance during excavation and construction works, in accordance with AS4970- 2009 Protection of Trees on Development Sites, with particular reference to Section 4, and the recommendations of the Arboricultural Impact Assessment prepared by Lee Hancock Consulting Arborist: including works in the vicinity of the following trees:

- T2 and T3: within the frontage

The following recommendations of the Arboricultural Impact Assessment shall be specifically undertaken:

- Section 10 - Tree Protection Specifications
- Appendix B - Tree Retention Management Plan

Photographic documentation of the condition of all trees to be retained shall be recorded, including at commencement, during the works and at completion.

Reason: to ensure the protection of the existing landscape amenity.

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

Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by an Arborist with AQF minimum 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, 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.