

Landscape Referral Response

Application Number:	DA2019/1476
Date:	09/03/2020
Responsible Officer:	Ashley Warnest
Land to be developed (Address):	Lot 170 DP 4889 , 153 Seaforth Crescent SEAFORTH NSW 2092

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 proposed development is for an incline lift within the right of way, and a new deck at the water end of the incline lift.

No landscape issues are raised with the proposal and the application can be supported, subject to protection of existing vegetation in close proximity to the works, as reported in the Tree Assessment prepared by Syncarpia Vegetation Management. Two existing trees impacted by the proposal are proposed for removal, and include Exempt Species identified as T3 (Camphor Laurel) and T4 (Camphor Laurel).

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 specifically: 3.3.1 Landscaping Design; 3.3.2 Preservation of Trees or Bushland Vegetation; and 4.1.5 Open Space and Landscaping.

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

Tree protection measures

A Project Arborist with AQF Level 5 qualification in arboriculture/horticulture is to be appointed to supervise and certify tree protection measures for the existing trees nominated for retention and protection in the Tree Assessment report prepared by Syncarpia Vegetation Management, being existing trees identified as T1, T2, T5, T6, T8, T9 and T11, as listed under the following section: 6.0

Tree and Vegetation Protection and Management Recommendations, including:

- i) tree / trunk / soil protective fencing is to be in place prior to commencement of site works (Trees, 1, 2, 5, 6, 8, 9, 10 & 11) and is to be maintained for the duration of construction works. Refer to Figure 1 for tree protective/ exclusion fencing,
- ii) trunk protection is required for Trees 8, 9 & 11, in accordance with the Tree Assessment,
- iii) tree 1 - *Ficus rubiginosa* (Rusty Fig) requires selective branch removal to accommodate the inclinor track. Pruning shall be in accordance with AS4373- 2007 Pruning of Amenity Trees,
- iv) all excavation within 5 metres of trees to be retained is to be undertaken by hand,
- v) excavation for pier footings to accommodate within 5 metres of existing trees to be retained is to be undertaken by hand. Final footing location for inclinor track is to be flexible to avoid damage to structural roots that may be encountered,
- vi) structural roots greater than 50mm must not be cut. If roots greater than 50mm are encountered during excavation and cannot be avoided the project arborist is to be notified. The project arborist is to assess and report on the likely impact of damage to the roots on the health and structural stability of the tree,
- vii) exclusion fencing / Tree Protective fencing is to be maintained for the duration of building work,
- viii) materials to be stored in designated storage areas, suitable storage areas include existing paved and grass areas more than 5m from all existing trees to be retained,
- ix) there is to be no storage of materials or disposal of excavated soil, or building waste, within 5 metres of existing trees to be retained or designated Tree Protection Zones (TPZ),
- x) excavated soil is not to be disposed of or stored within 5 metres of existing trees, and is to be removed from site if required,
- xi) crown maintenance pruning (removal of dead, diseased & defective branches) is recommended for all trees to be retained, specifically removal of deadwood is recommended for Tree 8,
- xii) all pruning works is to be undertaken by an experienced and qualified arborist in accordance with AS4373- 2007 Pruning of Amenity Trees,
- xiii) it is recommended a qualified arborist undertake an assessment of the health, condition and hazard potential of existing trees every 12 months.

Certification that arboricultural works are satisfactorily undertaken and approved by a AQF Level 5 Arborist shall be issued to the Certifying Authority specifically for the following items from above: i), ii), iv), v), vii), ix), and x).

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.

The Project Arborist shall submit certification during all stages of the works and prior to Occupation Certificate to the Certifying Authority that all tree protection measures as recommended by the Project Arborist or by conditions of consent have been completed to the satisfaction of the project Arborist, and have been appropriately maintained during the works.

Reason: to ensure tree protection is provided and maintained.

Tree removal within the property

The following existing trees impacted by development are proposed for removal, and as Exempt Species under Northern Beaches Council tree policies, can be removed without Council consent:

- Tree 3 Camphor Laurel
- Tree 4 Camphor Laurel

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection - General

a) Existing trees and vegetation shall be retained and protected, including:

- i) all trees and other vegetation within the site as identified in the Tree Assessment prepared by Syncarpia Vegetation Management, or not approved for removal by this consent, 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.

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 50mm is not permitted without consultation with a AQF Level 5 Arborist,
- iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF Level 5 Arborist,
- iv) any tree roots exposed during excavation with a diameter greater than 50mm 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 50mm 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 50mm 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) tree pruning to enable construction shall not exceed 10% of any tree canopy, or in accordance with any site directions provided by a AQF Level 5 Arborist, 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.