

Landscape Referral Response

Application Number:	DA2021/1802
Date:	02/12/2021
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 10 DP 233448 , 11 Bertana Crescent 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

updated comments:

A Arboricultural Impact Assessment titled Construction Impact & Management Statement is provided and investigates the impact and viability of the existing Gum tree near the proposed works. The report concludes that "the tree is totally unsuitable in its present location relative to its propensity to 'drop' both live & dead branches over recent years. The tree has additionally been assessed as being in a 'state of advanced decline'."

The arboricultural assessment provides commentary that regardless of any proposal for development the existing Gum is considered to be not only in an advanced 'state of decline', but also displaying characteristics consistent with 'sudden branch drop syndrome'. As such no objections are raised to the removal of the existing Gum based on the arboricultural investigations and subject to a replacement tree within the property as recommended in the Construction Impact & Management Statement.

previous comments:

The development application is for alterations and additions to an existing dwelling, including the alteration of deck, addition of rumpus below the deck and addition of access stair in the family room.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause E4 zone Environmental Living, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D 14 Warriewood Locality

The site is located in the E4 Environmental Living zone, requiring development to achieve a scale integrated with the landform and landscape, and to minimise impact on the natural environment, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the E4 Environmental Living zone.

Proposed development works are within 5 metres of an existing Gum tree and as required under Council's DA Lodgement Requirements, a Arboricultural Impact Assessment shall be submitted to address the impact of the development upon the existing Gum. The existing Gum is currently located adjacent to above ground decking and stairs and subsequently the proposed Rumpus Room construction requiring excavation may impact upon the existing Gum. Additionally a planter wall is proposed near the Gum trunk.

Landscape Referral are unable to continue with the assessment until the assessment of impacts to the existing Gum is submitted, including any recommended tree protection measures. A sensitive tree root investigation undertaken by a qualified arborist will assist in the assessment of impacts and recommendations for proposed surface treatments or location of isolated footings.

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and Vegetation Protection

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

- i) all trees and vegetation within the site not approved for removal, excluding exempt trees and 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 undertaken as follows:

- i) tree protection shall be in accordance with Australian Standard 4970-2009 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 be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist with minimum AQF Level 5 in arboriculture,
- iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with an Arborist with minimum AQF Level 5 in arboriculture,
- iv) 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,
- v) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by an Arborist with minimum AQF Level 5 in arboriculture on site,
- vi) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
- vii) should either or all of v) or vi) occur during site establishment and construction works, an Arborist with minimum AQF Level 5 in arboriculture shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,
- viii) 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 Australian Standard 4970-2009 Protection of Trees on Development Sites.

The Certifying Authority must ensure that:

c) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and 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.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited.

Reason: Tree and vegetation protection.

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

Replacement Tree Planting

One replacement tree shall be planted within the property in accordance with the following requirements:

- i) species shall be selected from the following list: *Glochidion ferdinandi* (Cheese Tree), *Banksia integrifolia* (Coast Banksia), *Backhousia citriodora* (Lemon Scent Myrtle), or *Melaleuca linariifolia* (Snow in Summer), as recommended in the Arboricultural Impact Assessment titled Construction Impact & Management Statement,
- ii) tree planting shall be a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees, planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established, and shall be located at least 3.0 metres from buildings, 2.0 metres from structures, and at least 1.5 metres from common boundaries, and maintained regularly by watering and fertilising until established.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.