

Landscape Referral Response

Application Number:	DA2018/2061
Date:	21/02/2019
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 2 DP 838513 , 790 A Barrenjoey Road PALM BEACH NSW 2108

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 is acceptable in terms of the landscape outcomes of Pittwater DCP 21, subject to completion of landscaping as proposed and as amended by condition, and the protection of existing trees and vegetation as conditioned.

Council's Landscape section has assessed the proposal against the following Pittwater DCP 21 Controls:

B4.22 Preservation of Trees or Bushland Vegetation

C1.1 Landscaping

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Approved tree removal

The removal of the following existing tree as recommended in the Arboricultural Impact Assessment report prepared by Complete Arborcare, is permitted : T2 - Forest Oak, subject to replacement with a native canopy tree (Spotted Gum or Cheese Tree) at a ratio of 1:1.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

A) Existing trees and vegetation shall be retained as follows:

- i) all trees and vegetation within the site, excluding trees and vegetation permitted for removal, shall be protected during all construction stages, and excluding exempt trees under the relevant planning instruments or 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, with particular attention to section 4, and the recommendations of the Arboricultural Impact Assessment report prepared by Complete Arborcare,
- ii) any tree roots exposed during excavation with a diameter greater than 25mm within the TPZ must be assessed by an AQF Level 5 Arborist,
- iii) 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,
- iv) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorized by the Project Arborist on site,
- v) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
- vi) excavation for stormwater lines is not permitted within the tree protection zone, without consultation with a AQF Level 5 Arborist,
- vii) should either or all of iv), v) and vi) 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,
- 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 AS 4970-2009,
- ix) 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) Tree protection shall be specifically undertaken as follows to existing trees T3, T4, T5, and T10, as recommended in the Arboricultural Impact Assessment:

- i) stem protection in accordance with clause 4.5.2 (trunk & Branch Protection) of AS 4970 shall be required to be installed before the proposed works commence,

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

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

Landscape works

Landscaping shall be is to be implemented in accordance with plan number 4 (A1), issue C, inclusive of the following amendments:

- i) screen planting to achieve a mature height of 3-4m shall be installed along the western boundary, consisting of locally native shrub species (Acmena, Banksia, Callistemon, Melaleuca) planted at a minimum pot size of 200mm pot, and planted no more than 1m apart,
- ii) no noxious weed nor environmental weed is permitted to be planted on-site
- iii) one Spotted Gum or Cheese Tree native tree replacement planting shall be insatllled at 75 litre pot size, and shall be located to allow 3 metres x 3 metres of soil area, and placed at least 5m from existing or proposed structures,

iv) change to existing ground levels around the existing tree nominated to be retained is not permitted,
v) excavation for stormwater lines is not permitted within the tree protection zone of existing trees,
without consultation with a AQF Level 5 Arborist,

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 completed in accordance with the approved landscape plan and inclusive of any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.

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

Landscape maintenance

All landscape components are to be maintained for the life of the development.

A maintenance program is to be established. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components and species to maintain the landscape theme and be generally in accordance with the plans, and any condition of consent.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.

Environmental and priority weed control

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: preservation of environmental amenity.