

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0207
<b>Date:</b>	17/05/2019
<b>Responsible Officer:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot A DP 405897 , 17 Ocean 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, in terms of landscape outcome, is acceptable subject to the completion of landscaping and protection of existing vegetation.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP 2014 Controls:

C1.1 Landscaping

A Landscape Plan is provided and this satisfies the DA Lodgement Requirements, subject to conditions.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Refusal comments

### Recommended Landscape Conditions:

## CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### On slab landscape planting and associated works

Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate:

- i) indicating the proposed method of waterproofing to concrete slabs and planters to which soil and planting is provided,
- ii) indicating the soil type, plant species, irrigation, services connections, maintenance activity schedule

and soil depth compliance with iii) below:

iii) the following minimum soil depths are required to be provided in approved landscape areas

- 300mm for lawn and groundcovers
- 600mm for shrubs

Certification shall be provided by a structural engineer that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: to ensure appropriate and secure waterproofing and drainage is installed to direct water flow into the drainage system, and away from habitable areas.

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **Tree and vegetation protection**

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

- i) all trees and vegetation shown on the plans and not impacted by the development, excluding exempt trees under the relevant planning instruments or legislation,
- ii) all trees and vegetation located on adjoining properties,
- iv) all road reserve trees and vegetation,

B) Tree and vegetation protection shall be generally undertaken as follows:

- i) all tree and vegetation shall be protected in accordance with AS4970- 2009 Protection of Trees on Development Sites, with particular reference to Section 4,
- ii) removal of existing tree and vegetation roots greater than 25mm is not permitted without consultation with a AQF Level 5 Arborist,
- iii) existing ground levels shall remain under the protection zone of trees and vegetation to be retained, unless authorised by AQF Level 5 Arborist,
- iv) any tree and vegetation roots exposed during excavation with a diameter greater than 25mm within the tree protection zone must be assessed by an Arborist. Details including photographic evidence of works undertaken shall be submitted by an AQF Level 5 Arborist 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 and vegetation roots greater than 25mm diameter are to be cut unless authorised by a Project Arborist on site,
- vii) all structures are to bridge tree and vegetation roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
- viii) excavation for stormwater lines is not permitted within the protection zones, without consultation with a AQF Level 5 Arborist, to provide for 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 and vegetation 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 protection zone of a protected tree or any other vegetation 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.

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

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

**Landscape works**

Landscaping is to be implemented in accordance with the Landscape Plan LP01-D0619 and LP02-D0619, and inclusive of the following requirement:

- i) *Cupaniopsis anacardioides* shall not be planted to avoid escape of the seed into bushland areas, and shall be replaced with a similar non-invasive tree species of similar size,
- ii) only a sterile cultivar form of the *Olea europaea* is permitted to be planted, and nursery verification is required should this plant be installed,
- iii) without nursery verification, the *Olea europaea* shall be replaced with a similar non-invasive tree species of similar size.

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 plan and inclusive of any conditions of consent.

Reason: to reduce the escape of self-seeding plants into bushland.

**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 of the landscape plan.

Reason: to maintain the 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.