

Landscape Referral Response

Application Number:	DA2018/1924
Date:	29/11/2019
Responsible Officer:	David Auster
Land to be developed (Address):	Lot 20 DP 1209801 , Forest Way FRENCHS FOREST NSW 2086

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

Amended Plans comment 29/11/2019

Amended Landscape Plans submitted are noted. The plans as amended address previous comments and are considered satisfactory with regard to landscape and streetscape issues. No objections are raised to approval subject to conditions as recommended.

Original comment

Amended Plans in response to submissions and other comments are noted.

The plans indicate a significant amount of landscape works in the road reserves surrounding the site.

The landscape concepts provided in the amended General Arrangement Plan ATP-20003 are supported in principle, however as works are proposed in the public domain, amended Landscape Plans should be provided to ensure that proposed works in the road reserve will be viable, in keeping with Council standards and meet public liability risks to an acceptable level. Such plans should also be reviewed by Council's Roads Asserts and Public Trees sections as the responsible asset managers for these areas.

It is recommended at this stage that amended Landscape Plans be provided to enable assessment of the implications of the public domain works proposed.

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

- a) Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed method of waterproofing to all internal walls and slab, and drainage of the concrete slab over which soil and planting is being provided.
- b) Landscape treatment details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed soil volume, soil type, planting, automatic irrigation, services connections, and maintenance activity schedule.
- c) The following soil depths are required in order to be counted as landscaping:
 - 300mm for lawn
 - 600mm for shrubs
 - 1metre for trees

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

Public road reserve landscaping

- a) Street tree plantings indicated on the plans are to be a minimum 75 litre size and planted in tree pits complying with Northern Beaches Standard Drawing Tree Pit Details Dwg. No.TC11300. Trees are to be appropriately supported by two stakes (minimum 50mm x 50mm) with Hessian ties.
- b) Street trees locations may be subject to minor alteration following consideration of required approvals, existing trees, existing underground services and street lighting. The street trees must be maintained for a period of 12 months following the issue of an occupation certificate.

Reason: To enable the long term retention of the desired streetscape character.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection

- (a) Existing trees which must be retained
 - i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
 - ii) Trees located on adjoining land
- (b) Tree protection
 - i) No tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
 - ii) All structures are to bridge tree roots greater than 25mm diameter unless directed otherwise by a qualified Arborist on site.
 - iii) All tree protection to be in accordance with the recommendations of the Arboricultural Impact Assessment dated 31/08/18 prepared by Arboreport and AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.

- iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees
- v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

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

Landscape completion certification

- a) 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.
- b) 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 established and maintained in accordance with the approved landscape plan.

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

Required Planting

- a) Trees shall be planted in accordance with the following schedule:

Minimum No. of Trees Required.	Species	Location	Minimum Pot Size
All trees	As indicated on the Landscape Plans	As indicated on the Landscape Plans	As indicated on the Landscape Plans

- b) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity.

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

Landscape maintenance

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.
- ii) If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan.

Reason: To maintain local environmental amenity.