

Landscape Referral Response

Application Number:	DA2022/0260
Date:	16/03/2022
Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot 1 DP 589286 , 50 A Pacific Parade MANLY NSW 2095

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 development application is for the construction of a new crossover and driveway into the property.

To achieve the proposal the following works are required: removal of deck at front boundary and associated landscaping; removal of 1 street tree; new driveway and off street car parking space for 1 car; new front fence to replace existing, new vehicular and pedestrian gate; and relocation of timber posts supporting existing awning above.

Existing Landscape Heritage Brushbox street trees, item 1191, within the road are located on Pacific Parade. One street trees identified as Tuckeroo is directly fronting the property within the road verge, and one Native Hibiscus is located in close proximity to the proposed works and fronts 50 Pacific Parade. Either of these street trees are not part of the Heritage listing.

The existing Tuckeroo fronting the property at 50A Pacific Parade is located within the footprint of the proposed crossover and driveway, and as such if the application is approved, the retention of the Tuckeroo is not possible, and a Arboricultural Impact Assessment is submitted recommending the removal of the Tuckeroo fronting the property at 50A Pacific Parade.

The Statement of Environmental Effects contends that the removal of the existing Tuckeroo street tree will allow the adjoining Native Hibiscus street tree to flourish with the removal of the Tuckeroo as canopy overcrowding is removed therefore. Council are of the view that the canopy of the Native Hibiscus is not impacted. The Tuckeroo exists with a high canopy and the canopy loss shall be offset with at least a small native tree replacement, and this is additionally recommended in the Arboricultural Impact Assessment, and conditions shall be imposed.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree Removal Within the Road Reserve

This consent approves the removal of the following street tree within the road reserve verge (as recommended in the Arboricultural Impact Assessment):

- i) Tuckeroo (*Cupaniopsis anacardioides*) fronting 50A Pacific Parade, subject to a street tree replacement.

Removal of the approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor. Details of currently approved tree contractors can be obtained from Northern Beaches Council's Trees Services Section prior to removal.

Reason: Public liability.

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,
- ii) all trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation, except unless otherwise approved.

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,
- ix) the activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
- x) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with Australian Standard 4373-2007 Pruning of Amenity Trees,
- xi) 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.

c) Tree protection shall specifically be undertaken in accordance with the recommendations in the Arboricultural Impact Assessment, and in particular as listed in the following sections:

- i) section 8 Conclusions
- ii) section 10 Recommendations
- iii) section 11 Arboricultural Work Method Statement and Tree Protection Requirements
- iv) section 12 Hold Points

The Certifying Authority must ensure that:

- d) The arboricultural works listed in c) are undertaken and certified by an Arborist as compliant to the recommendations of the Arboricultural Impact Assessment.
- e) 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 Street Tree Planting

One (1) *Tristanopsis laurina* 'Luscious' street tree shall be planted in accordance with the following:

- i) planting shall be a minimum pre-ordered 100 litre container and at least 2 metres in height with a minimum 50mm caliper, and shall meet the requirements of Natspec - Specifying Trees,
- ii) installed 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 including a four post and top and mid rail timber tree guard and watered until established,
- iii) the street tree shall be located to be generally centralised within the road verge, between the proposed driveway edge and the powerpole, and between the path and the kerb.

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

Reason: To maintain streetscape amenity.