

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0812
<b>Date:</b>	22/08/2019
<b>Responsible Officer:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 2 DP 363929 , 33 Starkey Street FORESTVILLE NSW 2087

### 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 Landscape Plans and Arborist's Report provided with the application are noted.

The Landscape plans indicate replacement trees, screening shrubs and groundcovers to compensate for trees and other existing planting to be removed, which is supported. The proposed soft landscape areas around the building are considered adequate to enable establishment of the proposed planting.

In view of the above, the proposed landscape works are not objected to in general terms, however some minor additions and substitutions of species is recommended to respond to the site conditions and provide additional screening to adjoining residences.

Subject to conditions as provided, no objections are raised with regard to landscape issues.

### 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.

### Tree Protection Plan

In order to protect and enhance onsite vegetation and trees the following applies to the development site:

(a) A Tree Protection Plan prepared by a AQF Level 5 Arborist (or equivalent) showing the following:

- Layout of the approved development
- Location of trees identified for retention
- Extent of canopy spread
- Location of tree protection fencing / barriers (fencing in accordance with AS2470 – 2009)
- General tree protection measures

(b) The Tree Protection Plan is to be submitted to the Principal Certifying Authority for approval prior to issue of a Construction Certificate.

(c) Tree protection measures identified on the plan 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.

### Amended Landscape Plan

Landscape Plans are to be amended to incorporate the following:

- i) Substitute 1 x *Hymenosporum flavum* located in the north western corner of the site with 1 x *Callistemon salignus*
- ii) Extend screen planting along the northern boundary garden bed to ensure a continuous screen along the length of the building wall.
- iii) Provide one additional Eucalyptus 'Summer red' in the garden bed on the western boundary opposite the Communal Living Area.
- iv) Provide 2 x *Callistemon viminalis* (or cultivars) in the Cannons Parade road reserve forward of the property. One tree is to be planted 5 metres west of the driveway crossover and one tree to be planted no more than 7m west of that tree to provide adequate sight lines from both the driveway and the Cannons Rd/Starkey St intersection.
- v) all required street trees shall be a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees,

- vi) all required street trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, and mulched to 75mm depth minimum, watered and maintained to ensure establishment.
- vii) Amended Landscape Plans are to be submitted to the Certifying Authority for approval prior to issue of a Construction Certificate.

Reason: Environmental amenity

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### Project Arborist

- i) A Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to commencement of works.
- ii) The Project Arborist is to oversee all tree protection measures, removals and works adjacent to protected trees as outlined in the Arboricultural Impact Assessment prepared by Landscape Matrix Pty Ltd dated July, 2019 and AS4970-2009 Protection of trees on development sites.
- iii) The Project Arborist is to ensure compliance as relevant with any other environmental requirements conditioned under this consent.

Reason: to ensure protection of vegetation proposed for retention on the site.

### Tree Protection

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

- i) all trees and vegetation within the site indicated for retention on the approved plans shall be protected during all construction stages, 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,
- iv) all trees and vegetation to be retained shall be in accordance with the Architectural Plans prepared by Aleksandar Projects, and as reported in the Arboricultural Impact Assessment prepared by Landscape Matrix Pty Ltd dated July 2019.

B) The following existing trees are subject to removal as identified and recommended within the Arboricultural Impact Assessment Trees No. 2, 3, 6, 10, 11, 12, 13, and 16.

C) Tree protection shall be generally undertaken as follows:

- i) all tree protection shall be in accordance with the Arboricultural Impact Assessment prepared by Landscape Matrix Pty Ltd dated July, 2019, and as required by AS4970-2009 Protection of trees on development sites, with particular attention to section 4, and AS4373-2007 Pruning of amenity trees,
- ii) any tree roots exposed during excavation with a diameter greater than 25mm within the TPZ must be assessed by the Project 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) should either or both iv) and v) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations and shall report on the tree protection action undertaken, including photographic evidence,

vi) 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, is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS 4970-2009.

D) Tree protection shall be specifically undertaken as follows:

- i) all tree protection shall be in accordance with the Arboricultural Impact Assessment prepared by Landscape Matrix Pty Ltd, dated July 2019, and as required by AS4970-2009 Protection of trees on development sites, with particular attention to section 4, and AS4373-2007 Pruning of amenity trees,
- ii) the tree protection measures specified in this clause must:
  - be in place before work commences on the site, and
  - be maintained in good condition during the construction period, and
  - remain in place for the duration of the construction works.
- iii) the Project Arborist shall be in attendance for all excavation works carried out near the following existing tree to be retained and protected in the vicinity of Tree No 18,
- iv) the Project Arborist shall be in attendance for all pruning works to existing Tree No 18.

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 Certification

A qualified Landscape Consultant is to submit a Certificate of Practical Completion to the Principal Certifying Authority prior to the issue of the Occupation Certificate, stating the work has been carried out in accordance with the approved Landscape Drawing and a maintenance program has been established.

Reason: to ensure the landscaping is planted in accordance with the consent and maintained appropriately.

### Required Planting

- i) Trees, shrubs and groundcovers shall be planted in accordance with the Landscape Plan Dwg No. DA-L101 Rev A dated 11/07/2019 prepared by Canvas - Landscape Architects, as amended by conditions of consent.
- ii) 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.

### Street tree planting

- i) Provide 2 x *Callistemon viminalis* (or cultivars) in the Cannons Parade road reserve forward of the property. One tree is to be planted 5 metres west of the driveway crossover and one tree to be planted no more than 7m west of that tree to provide adequate sight lines from both the driveway and the Cannons Rd/Starkey St intersection.

- ii) all required street trees shall be a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees,
- iii) all required street trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, and mulched to 75mm depth minimum, watered and maintained to ensure establishment .

Reason: Environmental amenity

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

#### **Landscape maintenace**

- 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