

## Landscape Referral Response

<b>Application Number:</b>	DA2019/1489
<b>Date:</b>	30/01/2020
<b>Responsible Officer:</b>	Georgia Quinn
<b>Land to be developed (Address):</b>	Lot 23 DP 15763 , 30 Narrabeen Park Parade WARRIEWOOD NSW 2102

### 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 proposes demolition of an existing garage and construction of a secondary dwelling, workshop, carport, driveway, swimming pool and gazebo.

The proposed works associated with the secondary dwelling and carport are in close proximity to existing vegetation located on property No. 32. An existing block retaining wall is located along the boundary, efficiently providing a barrier to potential impact upon the vegetation by the works.

Subject to protection of existing vegetation on neighbouring properties, the landscape component is acceptable with the inclusion of conditions of consent. Canopy tree planting is required to satisfy DCP control C1.1 and is subject to conditions of consent.

On the Site Plan drawing 19006, stairs are shown within Council's road reserve. No works are to be carried out in Council's road reserve without written approval of the Council. A separate approval is required for access driveways, paths, connections to underground services, and landscaping works within Council's road reserve.

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

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

C1.11 Secondary Dwellings and Rural Worker's Dwellings

D14 Warriewood Locailty

D14.13 Landscaped Area - Environmentally Sensitive Land

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 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 not approved for removal, excluding exempt vegetation under the relevant planning instruments of legislation,
- ii) all trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation not approved for removal.

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, including the provision of temporary fencing to protect existing trees within 5 metres of development, or as physically protected by either existing boundary fencing or by existing structural walling,
- ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF minimum Level 5 Arborist,
- iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF minimum Level 5 Arborist,
- iv) any tree roots exposed during excavation with a diameter greater than 25mm within the tree protection zone must be assessed by an AQF minimum Level 5 Arborist. Details including photographic evidence of works undertaken shall be submitted 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 roots greater than 25mm diameter are to be cut from protected trees unless authorised by a AQF minimum Level 5 Project Arborist on site,
- vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF minimum Level 5 Arborist on site,
- viii) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with a AQF minimum Level 5 Arborist, including advice on root protection measures,
- ix) should either or all of vi), vii) and viii) occur during site establishment and construction works, a AQF minimum 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,
- x) 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,
- 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.

c) All protected trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed by approval must be replaced with a locally native canopy tree.

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

#### Required canopy tree planting

At least one (1) locally native canopy tree is to be provided within the site frontage to achieve a mature height of at least 6 metres, and visually reduce the height, bulk and scale of the development. This shall be planted at minimum 75 litre size, planted is to have a minimum area of 3 metres x 3 metres in area to ensure growth is not restricted. Tree planting is to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.

Reason: to enable the long term retention of local native tree canopy.