

Landscape Referral Response

Application Number:	DA2019/0268
Date:	12/06/2019
Responsible Officer:	David Auster
Land to be developed (Address):	Lot 202 DP 1019363 , 15 Jubilee Avenue 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 proposal in terms of landscape outcome, is acceptable subject to the protection of the existing trees and vegetation, and the completion of landscaping, as conditioned.

The proposal for recreational activities associated with the application will not impact upon the natural environment nor the streetscape amenity, subject to the satisfactorily completion of landscaping as conditioned.

Council's Landscape section has assessed the proposal against the following Pittwater21 DCPC Controls:
B4.22 Preservation of Trees and Bushland Vegetation
C1.1 Landscaping
C6.2 Natural Environment and Landscaping Principles
D16 Warriewood Valley Locality and D16.1 Character as viewed from a public place

No Arboricultural Impact Assessment report is provided in accordance with DA Lodgement Requirements, and conditions shall be applied to ensure the protection and retention of all existing trees on site and within the road verge.

Landscape works are indicated on the Site Plan, satisfying DA Lodgement Requirements, subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

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

Amended Landscape/ Site Plan

A landscape plan, prepared by a landscape architect or landscape designer, shall be issued to the Certifying Authority indicating the following required information and design requirements:

- i) the locations of the existing trees to be retained,
- ii) a 3 metre wide planting buffer shall be installed along the northern boundary from the north-west boundary corner to the existing vehicle crossing entrance to the site, consisting of 3 x small native trees, containing:
 - a shrub screen planting hedge along the boundary consisting of shrubs capable of attaining a height of 1.5 metres, planted no more than 1m apart, and planted at a minimum 300mm container size,
 - three (3) small native trees within the planting buffer area capable of attaining 6 metres in height at maturity, planted at a minimum 75 litre container size,
 - mass planting mix of groundcovers and shrubs to the remaining planting buffer area,
- iii) shrub screen planting along the southern boundary between the existing building wall and the proposed basketball area consisting of shrubs capable of attaining a height of 3.0 metres, planted no more than 1m apart, and planted at a minimum 200mm container size,
- iv) a plant schedule with plant selection, quantities and container sizes.

Reason: to soften the built form, provide landscape amenity, and protect the streetscape amenity.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection measures

A Project Arborist with AQZ Level 5 qualification in arboriculture/horticulture is to be appointed to supervise and certify tree protection measures for the existing trees located on site in the vicinity of the proposed works, including protection fencing, and shall provide site inspection, advice and confirmation on pier footing locations for the deck.

The Project Arborist shall attend site during excavation and construction works within the tree protection zone (TPZ) of the existing trees.

All excavation and construction of pier footings shall be supervised by the Project Arborist.

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.

The Project Arborist shall submit certification during all stages of the works (excavation and construction) and prior to Occupation Certificate to the Certifying Authority that all tree protection measures and pier location is in accordance with site instructions.

Reason: to ensure tree protection is provided and maintained.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection - General

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

- i) all trees and vegetation within the site, excluding exempt trees and palms under the relevant planning instruments of legislation,
- ii) all trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation.

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,
- ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF Level 5 Arborist,
- iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF 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 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 Level 5 Project Arborist on site,
- vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF 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 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 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.

Note: 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

Landscape works

Landscaping is to be implemented in accordance with the approved landscape plan for Construction Certificate, and associated conditions.

Prior to the issue of an Occupation Certificate, a 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 plans and any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and soften the built form.

Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by an AQF Level 5 Arborist, shall be submitted to the Certifying Authority, assessing the health and impact of trees and vegetation required to be retained as a result of the proposed development, including the following information:

- i) compliance to Arborist recommendations for tree protection and excavation works.
- ii) extent of damage sustained by vegetation as a result of the construction works.
- iii) any subsequent remedial works required to ensure the long term retention of the vegetation.

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

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

Landscape maintenance

A 12 month establishment period shall apply for all new landscaping. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components.

Any existing landscaping required to be retained together with any additional landscaping required by this Consent shall be maintained for the life of the development, or for their safe natural life. Planting that may die or is removed must be replaced.

Reason: to maintain local 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.