

## Landscape Referral Response

<b>Application Number:</b>	DA2020/0089
<b>Date:</b>	28/02/2020
<b>Responsible Officer:</b>	Georgia Quinn
<b>Land to be developed (Address):</b>	Lot 22 DP 6154 , 35 Lodge Street BALGOWLAH NSW 2093

### 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 component of the proposal for alterations and additions to an existing dwelling is acceptable subject to the protection of existing trees and vegetation, and the completion of landscaping, including replacement tree planting.

Council's Landscape section have assessed the application against the landscape controls of Manly DCP2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types, and specifically: 3.3.1 Landscaping Design; 3.3.2 Preservation of Trees or Bushland Vegetation; and 4.1.5 Open Space and Landscaping.

No Landscape Plan is provided in accordance with DA Lodgement Requirements, with landscape intent shown on the site plans indicating replacement tree planting and proposed hedge planting. Landscape works shall be carried out subject to conditions of consent identifying the location of replacement tree planting and selection of hedge planting, to satisfy the landscape outcome objectives of the Manly DCP.

A Arboricultural Impact Assessment report is provided in accordance with DA Lodgement Requirements, and provides justification for the proposed tree removal and tree protection measures for the existing trees to be retained and protected. Two Paperbark trees identified as T4 and T5 in the Arboricultural Impact Assessment are assessed with low retention value, in fair health, exhibiting poor structure, and assessed with a medium-short useful life expectancy, and approval for removal is subject to canopy tree replacement within the site.

The proposal retains the following mature canopy trees: T2 Sydney Blue Gum, T3 Swamp Mahogany, and T6 Paperbark.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Landscape Conditions:

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## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### Tree protection measures

A Project Arborist with AQF Level 5 qualification in arboriculture/horticulture is to be appointed to supervise and certify tree protection measures for the existing trees nominated for retention and protection in the Arboricultural Impact Assessment report prepared by Temporal Tree Management, being existing trees identified as T1, T2, T3, T6 and T7, including section 6.1, 6.2, 6.3, 6.4 and 6.5.

The following works and activities shall be certified by the Project Arborist, and submitted to the Certifying Authority including documentation and site photographs:

- the Project Arborist shall attend site at commencement to facilitate the selection of location and installation of tree protection fencing around existing trees T2 (Sydney Blue Gum) and T3 (Swamp Mahogany) as illustrated in Figure 8,
- additionally the Project Arborist shall attend site at commencement to facilitate the selection of location and installation of tree protection fencing around existing trees T6 (Paperbark) and T7 (Tulip Tree),
- tree protection fencing to the full frontage of the road reserve to enclose all three heritage listed Norfolk Island Pines shall be documented on the plan, complying to Australian Standard 4687-2007 Temporary Fencing and Hoardings, including 2.4m wide x 2.1m high fence panels, and weighted foot blocks.

The following conditions apply to the tree protection fencing for the duration of the works:

- 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,
- 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.

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 and prior to Occupation Certificate to the Certifying Authority that all tree protection measures as recommended by the Project Arborist or by conditions of consent have been completed to the satisfaction of the project Arborist, and have been appropriately maintained during the works.

Reason: to ensure tree protection is provided and maintained.

### Tree removal within the property

The following existing trees impacted by development are granted approval for removal following assessment and recommendation in the Arboricultural Impact Assessment report prepared by Temporal Tree Management:

- Tree 4 Paperbark (subject to tree replacement on site)  
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- Tree 5 Paperbark (subject to tree replacement on site)

Tree replacement planting shall be located to ensure unrestricted future canopy growth, and shall thus exclude any planting under existing canopy trees.

## **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 not approved for removal, excluding exempt trees and vegetation under the relevant planning instruments or legislation,
- ii) all trees and vegetation located on adjoining properties,
- iv) 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 Arborist. Details including photographic evidence of works undertaken shall be submitted by an AQF Level 5 Arborist 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 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 utility lines is not permitted within the tree protection zone, without consultation with a AQF Level 5 Arborist, to provide for 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.

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 completion**

Landscaping is to be implemented in accordance with the Plans DA100, DA101, DA200, and DA800, prepared by Playoust Churcher Architects, inclusive of the following requirements:

- i) the proposed location of replacement tree planting is not approved and the location of replacement trees shall be sited at least 5 metres from any existing tree trunk, and shall have a minimum individual area of 3 metres x 3 metres of soil area, and shall 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,
- ii) all tree planting is to be installed at 75 litre container size,
- iii) all tree planting shall comply with 3.3.1 Landscaping Design, section b) item iii) where trees should be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight as described in the clause, or where the proposed tree locations may otherwise be positioned to minimise any significant loss of views,
- iv) hedge planting as proposed on the Plans shall consist of species planted no more than 1 metre apart at installation.

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 plan and inclusive of 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 Arborist with AQF minimum Level 5 qualifications in arboriculture/horticulture shall be submitted to the Certifying Authority, assessing the health and impact on all existing trees required to be retained, including the following information:

- i) compliance to any 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**

Any existing landscaping required to be retained together with any additional landscaping required by this Consent is to be maintained for the life of the development.

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. All planting must 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.