

Landscape Referral Response

Application Number:	DA2019/0382
Date:	25/07/2019
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 100 DP 592389 , 312 Warringah Road FRENCHS FOREST NSW 2086

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

Additional information comment 25/07/2019

Provision of an Arborist's Report with Root Mapping undertaken is noted.

The Report concludes that the works can be undertaken with an acceptable level of impact on adjoining trees.

Subject to the recommendations of the report and conditions, no objections are now raised to tree impacts.

No amended landscape plan was noted with the additional information, however issues raised in the original comment have been addressed via conditions as recommended.

No objections subject to conditions as provided.

Original comment

The proposed plans and accompanying Landscape Plans are noted.

Whilst no objections are raised in general terms, several issues require clarification or amendment.

- The Landscape Plans show hedge planting within the Warringah Road road reserve. All such planting should be located within the site.
- Each dwelling will be required to provide 2 trees, 1 x front yard and 1 x rear yard.. The trees will be required to be capable of attaining a minimum height of 8 metres at maturity.
- The plans indicate retaining walls adjacent to trees on adjoining properties. Of particular concern are the large trees adjacent to the eastern and western sides of the site near the

Warringah Road frontage. Preliminary assessment indicates that the proposed level changes will be within the Tree Protection Zone and Structural Root Zone of the trees, having the potential to destabilise the trees or lead to decline due to root loss. An Arborist's Report is required assessing the impacts of the works on the trees with remedial measures to address any issues identified in the report.

At this stage, the proposal is not supported with regard to landscape issues. If additional information is provided, additional assessment can be undertaken.

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

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 Report dated 17 July 2019 prepared by Urban Arbor 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 required to be retained.

Amendments to the Landscape Plan

- a) Landscape Plans are to be amended as follows:
 - i) Delete screen planting indicated in the road reserve
 - ii) Incorporate into each Lot a minimum of 2 native trees capable of attaining a minimum height of 8m at maturity, 1 x front yard; 1 x rear yard of each Lot with minimum pot size 25 litres.
- b) Details shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the provision of suitable landscape amenity and character.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree trunk, branch and root protection

- (a) Existing trees which must be retained

- i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
 - ii) Trees located on adjoining land
 - iii) all road reserve trees and vegetation.
- (b) Tree protection measures:
- i) No tree roots greater than 30mm diameter are to be cut from protected trees unless authorised by the Project Arborist on site.
 - ii) All structures are to bridge tree roots greater than 30mm diameter unless directed otherwise by the Project Arborist on site.
 - iii) All tree protection is to be in accordance with the Arboricultural Impact Assessment Report dated 17 July 2019 prepared by Urban Arbor and AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
 - iv) 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.
 - v) No excavated material, building material storage, site facilities, or landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,
 - vi) All tree pruning within the subject site is to be in accordance with the relevant Development Control Plan for Private Property Tree Management and AS 4373 Pruning of amenity trees
 - vii) any tree roots exposed during excavation with a diameter greater than 30mm within the Tree Protection Zone must be assessed by the Project Arborist. Details including photographic evidence of works undertaken shall be submitted by the Project Arborist to the Certifying Authority.

Reason: Tree protection

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 Drawings (as amended by conditions of consent) and a maintenance program has been established.

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

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

Landscape maintenance

- 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.