

Landscape Referral Response

Application Number:	DA2020/1330
Date:	06/01/2021
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 25 DP 19380 , 24 Trevor Road NEWPORT NSW 2106

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 is for the construction of a new dwelling.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP Controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D10 Newport Locality

The site does not have many existing landscape features nor trees of significance, and instead mixed planting of exotic and native plants exist with no prescribed (protected) species present. The landscape character of adjoining properties include a mix of landscape treatments including trees and perimeter planting. Trevor Road has existing street trees of high amenity value including Grey Gum (*Eucalyptus punctata*) street trees with one fronting the development site. The existing Grey Gum street tree is assessed with a high retention value and shall be retained.

Amended plans have been issued varying the crossover and driveway location from close proximity to the existing Grey Gum to a more suitable location within the road verge following discussions with Council staff, to thus preserve the Grey Gum street tree.

A Landscape Plan is provided with the application including tree planting and boundary screen planting along the perimeter of the site that generally satisfies the landscape controls of clause C1.1, subject to an amended Landscape Plan adjusted to suit the amended plans relocating the crossover and driveway. Additionally a more considered layout for tree planing is required to ensure no solar access impact to neighbours, and that the landscape works are able to soften the built form to comply to clause C1.1.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amended Landscape Plan

An Amended Landscape Plan, based on the Landscape Plan submitted with the development application shall be issued to the Certifying Authority prior to the issue of a Construction Certificate to include the following details:

- i) revised landscape plans to match the layout of the amended site plans,
- ii) at least two (2) native canopy trees within the front setback and at least one (1) native canopy tree within the rear setback, selected from Council's Native Plant Species Guide - Pittwater Ward (*),
- iii) a mix of small trees and shrub planting to provide privacy for outdoor private open space areas within the site and to adjoining properties private open space areas,
- iv) all tree planting shall be installed at 75 litre container size, located within a 9m² deep soil area within the site and be located a minimum of 3 metres from existing and proposed buildings,
- v) all tree planting shall be located to minimise significant impacts on neighbours in terms of blocking winter sunlight, or where the proposed tree location may impact upon significant views,
- vi) perimeter planting shall be installed in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch.

Certification shall be provided to the Certifying Authority that these amendments have been documented.

Reason: landscape amenity.

(*) selected from the following species, but not limited to: Rough-barked Angophora - Angophora floribunda, Grey Myrtle - Backhousia myrtifolia, Coast Banksia - Banksia integrifolia, Prickly-leaved Paperbark - Melaleuca stypheloides, Scentless Rosewood - Synoum glandulosum, Magenta Lilly Pilly - Syzygium paniculatum.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of existing street trees

All existing street trees in the vicinity of the works shall be retained during all construction stages, and the Grey Gum street tree fronting the development site shall be protected by tree protection fencing in accordance with Australian Standard 4687-2007 Temporary Fencing and Hoardings, and in accordance with Section 4 of Australian Standard 4970-2009 Protection of Trees on Development Sites.

As a minimum the tree protection fencing for the street tree fronting the development site shall consist of 1 standard 2.4m panel length to four sides, located to allow for unrestricted and safe pedestrian access upon the road verge. No excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of the Grey Gum. Any excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures.

Should any problems arise with regard to the existing or proposed trees on public land during construction, Council's Tree Services section is to be contacted immediately to resolve the matter to Council's satisfaction and at the cost of the applicant.

Reason: street tree protection.

Tree and vegetation protection

a) Existing trees and vegetation shall be retained and protected, including:

- i) all trees and vegetation within the site, excluding exempt trees and vegetation 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 undertaken as follows:

- i) tree protection shall be in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites, including the provision of temporary fencing to protect existing trees within 5 metres of development,
- ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist with minimum AQF Level 5 in arboriculture,
- iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with an Arborist with minimum AQF Level 5 in arboriculture,
- iv) 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,
- v) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by an Arborist with minimum AQF Level 5 in arboriculture on site,
- vi) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
- vii) should either or all of v), vi) and vii) occur during site establishment and construction works, an Arborist with minimum AQF Level 5 in arboriculture shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,
- viii) 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 Australian Standard 4970-2009 Protection of Trees on Development Sites,
- ix) the activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
- x) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with Australian Standard 4373-2007 Pruning of Amenity Trees,
- xi) 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 Certifying Authority must ensure that:

- c) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and any temporary access to, or location of scaffolding within the tree protection zone of a protected tree, or any other tree to be retained on the site during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited.

Reason: tree and vegetation protection.

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 approved Amended Landscape Plan.

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 Amended Landscape Plan and any conditions of consent.

Reason: environmental amenity.

Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by an Arborist with minimum AQF Level 5 in arboriculture shall be submitted to the Certifying Authority, assessing the health and impact on all existing trees required to be retained, including the following information:

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

Reason: tree protection.

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

Landscape maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

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 Amended Landscape Plan.

Reason: to maintain local environmental amenity.