

Landscape Referral Response

Application Number:	DA2020/0484
Date:	20/10/2020
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	Lot 7335 DP 1152473 , 7335 / 1152473 Hakea Avenue FRENCHS FOREST NSW 2086 Lot 7336 DP 1152473 , 7335 / 1152473 Hakea Avenue 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

The development proposal is for the alterations and additions to the existing French's Forest Bushland Cemetery, with demolition of the existing caretaker's cottage, development of a new chapel, new storage and operations shed, alterations and additions to the existing administration building, new amenities building, landscaping works including an ash garden, and the upgrade of associated spaces and augmentation of carparking spaces.

Council's Landscape Referral staff have assessed the proposal against the following inter-related Warringah DCP Controls:

- D9 Building Bulk
- E1 Preservation of Trees or Bushland Vegetation

The existing site predominately contains built form within a landscape setting, and is surrounded by residential land use. A number of existing established trees are located in close proximity to the proposed development area. A Arboricultural Impact Assessment and an Addendum is provided with the application, and a total of five (5) trees are required to be removed due to impact from development and without any design alternative to facilitate retention. A further seven (7) trees are recommended for removal irrespective of development works based on poor tree condition and/or structure or identification as undesirable weed species. The majority of existing trees as reported in proximity to the development works are retained by the development proposal and shall be subject to tree protection measures. The retained trees include native trees such as Allocasuarina, Angophora, Callistemon, Ceratopetalum, Corymbia, and Eucalyptus species.

Landscape Plans are provided that compliments the natural bush character of the existing Cemetery landscape, and proposes to enhance the landscape setting and provide pedestrian connections to the Chapel, be responsive to the revegetation of the riparian zone associated with the existing creek and provide a natural and contemplative space associated with the Ashes Garden. The landscape proposal seeks to establish an improved setting for the Function room and provide a suitable space for outdoor

gatherings and events.

The Landscape Plans nominates additional trees for removal (numbered 210, 212, 213, 214, 215, 216, and 217). Exempt Species on this list include 210, 212, 215, 216, and 217, and these do not require Council consent.

Subject to the protection of existing trees nominated for retention in accordance with the Arboricultural Impact Assessment and the Addendum, and the completion of landscape works in accordance with the Landscape Plans and any conditions of consent, no landscape issues are raised.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree removal within the property

This consent approves the removal of the following trees within the property (as recommended in the Arboricultural Impact Assessment):

- Five (5) trees impacted by development as identified by number: 206 (*Syzygium paniculatum*); 217 (*Eucalyptus scoparia*); 1658 (juvenile *Eucalyptus*); 1659 (juvenile *Eucalyptus*); and 1660 (juvenile *Eucalyptus*). All are subject to replacement within the site in accordance with the Landscape Plan.
- Seven (7) trees recommended for removal irrespective of development as identified by number: 208 (*Eucalyptus pilularis*); 209 (*Callistemon salignus*); 284 (*Corymbia gummifera*); 1623 (*Melia azedarach*); 1631 (*Melia azedarach*); 1632 (*Morus nigra*); and 1634 (*Leptospermum petersoni*). Of these 1623, 1631 and 1632 are Exempt Species.

Additionally approval is granted for the removal of Exempt Species as nominated on the Landscape Plan, consisting of trees numbered:

- 210, 212, 213, 214, 216, and 217 (all *Eucalyptus scoparia*) and 215 (Mango).

Reason: to enable authorised development works,

Note: Any request to remove a tree approved for retention under the development application is subject to a Section 4.55 modification application, or an assessment by an Arborist with minimum AQF Level 5 in arboriculture that determines that the tree presents an imminent risk to life or property.

Project Arborist

A Project Arborist with minimum AQF Level 5 in arboriculture shall be engaged to provide tree protection measures in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites.

The Project Arborist is to specify and oversee all tree protection measures such as tree protection fencing, trunk and branch protection, and ground protection.

The Project Arborist is to supervise all demolition, excavation and construction works near all trees to be retained, including construction methods near the existing trees to protect tree roots, trunks, branches and canopy. Where required, manual excavation is to occur ensuring no tree root at or >25mm (Ø) is damaged by works, unless approved by the Project Arborist.

The Project Arborist shall be in attendance and supervise all works as nominated in the Arboricultural Impact Assessment and the Addendum, including:

- i) works under section 8.10 Project Milestones,
- ii) works under section 8.11 Compliance Reporting,
- iii) works under Appendix D - Tree Protection Plan,
- iv) measures numbered 1, 2 and 3 in the Addendum.

All tree protection measures specified must:

- a) be in place before work commences on the site, and
- b) be maintained in good condition during the construction period, and
- c) remain in place for the duration of the construction works.

The Project Arborist shall provide certification to the Certifying Authority that all recommendations listed for the protection of the existing tree(s) have been carried out satisfactorily in accordance with items i), ii) and iii) above to ensure no impact to the health of the tree(s). Photographic documentation of the condition of all trees to be retained shall be recorded, including at commencement, during the works and at completion.

Note: A separate permit or development consent may be required if the branches or roots of a protected tree on the site or on an adjoining site are required to be pruned or removed.

Reason: tree protection.

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 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.

c) Tree protection shall specifically be undertaken in accordance with the recommendations in the Arboricultural Impact Assessment and the Addendum prepared by ArborSafe, and in particular as listed in the following sections:

- i) section 7.1 Major and Minor TPZ Encroachment; 7.2 Impact of proposed Development; 7.3 Additional Excavation/Trenching within TPZs;
- ii) section 8.2 Tree Retention; 8.3 Tree Pruning; 8.4 Protection and Reporting Measures During Construction; 8.5 Activities Prohibited within the TPZs; 8.6 Protective Fencing Specification; 8.7 Trunk and Ground Protection; 8.9 Project Arborist; and 8.13 Trenching for Installation of Underground Services,
- iii) measures numbered 1, 2 and 3 in the Addendum to the Arboricultural Impact Assessment.

The Certifying Authority must ensure that:

- d) 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.

Condition of trees

During the construction period the applicant is responsible for ensuring all existing trees required to be retained are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to, or by seeking arboricultural advice from an Arborist with minimum AQF Level 5 in arboriculture during the works. In this regard all protected trees shall not exhibit:

- i) a general decline in health and vigour,
- ii) damaged, crushed or dying roots due to poor pruning techniques,
- iii) more than 10% loss or dieback of roots, branches and foliage,
- iv) mechanical damage or bruising of bark and timber of roots, trunk and branches,
- v) yellowing of foliage or a thinning of the canopy untypical of its species,
- vi) an increase in the amount of deadwood not associated with normal growth,
- vii) an increase in kino or gum exudation,
- viii) inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition,
- ix) branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of trees.

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 Landscape Plans numbered L-00, L-01, L-02, L-03, L-04, L-11, L-12, L-13, L-14, L-21, L-22, L-23, L-24, L-31, L-32, L-41, L-42, L-51, L-52, and L-53, all revision G, prepared by Spacman Mossop Michaels Landscape Architects.

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 Landscape Plans and any conditions of consent.

Reason: environmental amenity.

Condition of retained vegetation - Project Arborist

Prior to the issue of an Occupation Certificate, a report prepared by the project arborist 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

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.

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 Landscape Plans.

Reason: to maintain local environmental amenity.