

## Landscape Referral Response

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| <b>Application Number:</b>             | DA2022/1259  |
| <b>Date:</b>                           | 10/11/2022   |
| <b>Responsible Officer:</b>            | Thomas Burns   |
| <b>Land to be developed (Address):</b> | Lot 12 DP 1119562 , 10 Namona Street NORTH<br>NARRABEEN NSW 2101<br>Lot 3 DP 1018621 , 6 Namona Street NORTH NARRABEEN<br>NSW 2101 |

### 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 tree removal and replacement planting of trees at Narrabeen North Public School and Narrabeen Sports High School, and associated works, as described and illustrated in the reports and plans.

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D14 Warriewood Locality

An Arboricultural Impact Assessment (AIA) is included in the application and will be assessed as part of the Landscape Referral. The Statement of Environmental Effects notes that the plans are indicative only, therefore it shall be noted that the Landscape Referral is assessing the impact of the provided information only, and any future tree removal shall be completed through the appropriate application process.

#### Narrabeen North Public School

The AIA identifies 30 trees proposed for removal. Of these 30 trees, 15 are of high retention value (including 3 exempt species; trees 63, 73 and 74), 9 are of medium retention value (including 3 exempt species; trees 77, 79 and 159), and 6 are of low retention value (including 4 exempt species; trees 66, 85, 137 and 164). Landscape Referral can support the removal of these 30 aforementioned trees. All other trees shown to be retained shall be protected as outlined in the AIA and the conditions of consent. Exempt species do not require consent for removal.

A further 21 trees have been identified as being able to be retained subject to the recommendations of the Project Arborist and final detailed design. During detailed design these trees should be used as a design constraint prioritising their retention, and in particular those trees of a high retention value. It

should be noted that of these 21 trees 5 are of medium retention value (trees 46, 52, 53, 158 and 162) and 3 are of high retention value although exempt species (trees 57, 59 and 60), and should further trees require removal the design should consider these lower importance trees. None of these trees are approved for removal as part of this application.

The area of trees and vegetation labelled as "not part of this assessment" shall be considered in the offset strategy as trees are likely to be impacted, and to ensure there is no net loss of canopy at the completion of the works.

#### Narrabeen Sports High School

The AIA identifies 9 trees for removal of which all are of high retention value. Trees 221, 222, 224, 234 and 235 are all located within 2 metres of an approved dwelling, thus are exempt and do not require consent for removal. Tree 223 is approximately 2.08 metres from Building K. Trees 45 and 46 are of high retention value but are located in the footprint of the future amenities building, and tree 99 is a group of trees of high retention value. The AIA states tree 99 will be potentially impacted by the footprint of the future amenities building and further assessment is required. Tree 99 shall be retained until that further information is provided, therefore their removal is not supported. Landscape Referral can support the removal of trees 45-46, 221-224 and 234-235. All other trees shown to be retained shall be protected as outlined in the AIA and the conditions of consent.

#### General Comments

The Statement of Environmental Effects outlines that some replacement tree planting will occur as early works and the remaining tree planting is to be completed within 2 years of the commencement of works. The indicative plant schedule shows all pot sizes at 100L, which is supported; however, the tree stock that won't be installed as early works shall be pre-ordered to ensure stock is available at the time of planting.

A Project Arborist shall be engaged for the duration of the works to supervise all work within tree protection zones of trees to be retained, subject to the imposed conditions. Landscape Referral supports the recommendations in the AIA regarding the involvement of the Project Arborist throughout the detailed design process.

The indicative plant list includes *Ficus microcarpa* which is identified on the Northern Beaches Council Exempt Species list thus it shall be substituted with a suitable native or indigenous alternative.

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**

#### **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, and the recommendations of the Arboricultural Impact Assessment.

- a) The Project Arborist shall be in attendance and supervise all works as nominated in the Arboricultural Impact Assessment, and in particular:
- i) tree protection measures and works under Narrabeen North Public School and Narrabeen Sports High School Tree Management Plan's,

ii) additionally, the Project Arborist shall be in attendance and supervise any landscaping works within the TPZ of all existing trees to be retained.

b) Existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by the Project Arborist.

c) All tree protection measures specified 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 provide certification to the Principal Certifier that all recommendations listed for the protection of the existing tree(s) have been carried out satisfactorily 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.

d) Note:

- i) 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.
- ii) Any potential impact to trees as assessed by the Project Arborist will require redesign of any approved component to ensure existing trees upon the subject site and adjoining properties are preserved and shall be the subject of a modification application where applicable.

Reason: Tree protection.

### **Tree Removal Within the Property**

This consent approves the removal of the following tree(s) within the property (as recommended and identified by tree number in the Arboricultural Impact Assessment):

#### i) Narrabeen North Public School

tree 61 - *Lophostemon confertus*, tree 62 - *Eucalyptus* sp., tree 64 - *Eucalyptus robusta*, tree 65, 67 & 70 - *Glochidion ferdinandi*, tree 71 - *Acacia elata*, tree 72 - *Eucalyptus saligna*, tree 75 - *Glochidion ferdinandi*, tree 76 - *Elaeocarpus* sp., tree 78 - *Syzygium* sp., tree 80 - *Angophora costata*, tree 81 - *Eucalyptus punctata*, tree 82 & 83 - *Glochidion ferdinandi*, tree 84 - *Eucalyptus sideroxylon*, tree 86 - *Glochidion ferdinandi*, tree 107 - *Melaleuca quinquenervia*, tree 161 & 163 - *Glochidion ferdinandi*,

#### ii) Narrabeen Sports High School

i) tree 45 - *Melaleuca styphelioides*, tree 46 - *Casuarina glauca*, tree 223 - *Eucalyptus botryoides*,

iii) a qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised building works.

## **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 street tree fronting the development site shall be protected by tree protection fencing in accordance with Section 4 of Australian Standard 4970-2009 Protection of Trees on Development Sites.

All street trees within the road verge 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.

No excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of street trees.

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) or vi) 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 Principal Certifier,
- 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) 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, and should additional pruning be required an application to Council's Tree Services shall be submitted for approval or otherwise.

The Principal Certifier 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.

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 the Project Arborist 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 Project 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 shall be installed in accordance with:

- i) any trees not installed as part of early works shall be pre-ordered at 100L pot size to ensure stock is available at the time of planting.

Prior to the issue of any Occupation Certificate details shall be submitted to the Principal Certifying Authority certifying that the landscape works have been completed in accordance with 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 Principal Certifier, 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 generally and during 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: Tree protection.