

## Landscape Referral Response

<b>Application Number:</b>	DA2020/0575
<b>Date:</b>	10/06/2020
<b>Responsible Officer:</b>	Georgia Quinn
<b>Land to be developed (Address):</b>	Lot 8 DP 7410 , 12 Lake Park Road NORTH NARRABEEN 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 Arborist's Report submitted with the application is noted. The report indicates that four trees are to be removed to accommodate the proposed works. Three of these are exempt species and the fourth is indicated to be structurally compromised. The trees are not considered significant and no objections are raised to removal in this instance, subject to replanting conditions.

The Arborist's Report indicates that subject to Arboricultural supervision, impacts on a tree on the adjoining property can be managed. As such, conditions have been included requiring appointment of a Project Arborist prior to commencement of works.

The location of the secondary dwelling does not enable screen planting at the rear of the site, however in the absence of a landscape plan it is recommended that screen planting be provided along the eastern and western boundaries adjacent to the secondary dwelling to provide a buffer to the adjoining property and the streetscape. Relevant conditions have been included.

No objections are raised to approval subject to conditions as recommended.

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 Protection**

- a) Existing trees and vegetation shall be retained as follows:
  - i) all trees and vegetation within the site, nominated on the plans and as recommended

in the Arboricultural Impact Assessment & Tree Protection Plan prepared by <insert>, shall be protected during all construction stages, excluding exempt trees under the relevant planning instruments or legislation,

- ii) all other trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation.

b) Tree protection shall be undertaken as follows:

- i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites, with particular reference to Section 4, and according to the Arboricultural Impact Assessment prepared by The Ents Tree Consultancy dated 19 May 2020 ,
- ii) any tree roots exposed during excavation with a diameter greater than 25mm within the TPZ 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,
- iii) 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,
- iv) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorized by the Project Arborist on site,
- v) all structures are to bridge tree roots greater than 25mm diameter unless directed by the Project Arborist on site,
- vi) should either or both iv) and v) occur during site establishment and construction works, the Project Arborist shall provide recommendations for tree protection measures provided. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority.

Reason: To ensure compliance with the requirement to retain and protect significant planting on development sites.

#### **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 prepared by The Ents Tree Consultancy dated 19 May 2020 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 proposed for retention on the site.

### **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

#### **Landscape completion certification**

- a) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape designer or horticulturalist shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any approved landscape plan and any conditions of consent.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

#### **Condition of retained vegetation**

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 of trees and vegetation required to be retained as a result of the proposed development, including the following information:

- a) Compliance to Arborist recommendations for tree protection and 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: To ensure compliance with the requirement to retain and protect significant planting on development sites.

### Required Planting

- a) Screen planting is to be provided in garden beds along the western and eastern boundaries of the site along the length of the secondary dwelling.
  - b) The garden bed is to be prepared with a suitable free draining planter soil mix, mulched and planted with evergreen species capable of attaining a minimum height of 2.5 metres at maturity.
  - c) Plants are to be planted at minimum 1.5 metre centres (except where retained planting is located) and be of a minimum pot size of 25 litres at planting.
- Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

- d) Trees shall be planted in accordance with the following schedule:

Minimum No.Trees	Species	Location
Minimum Pot Size		
2	Trees capable of attaining a minimum	Grounds of property
200mm	height of 5 metres at maturity	

- e) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity.