

Landscape Referral Response

Application Number:	DA2024/0663
Date:	25/06/2024
Proposed Development:	Demolition works and landscaping on Lot 1
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 1 DP 270922 , Knight Street WARRIEWOOD NSW 2102

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 application is for the installation of hard and soft landscape works to land identified and as documented on the submitted plans and reports.

Landscape documents (Landscape Plans, Landscape Specification and Landscape Management & Maintenance Plan) are submitted indicating hard and soft landscape works including: replace existing timber stairs with new coloured concrete stairs; render and paint concrete block walls adjacent to stairs; install sandstone block seating and to form an informal amphitheatre with decomposed granite between steps; install sandstone boulders to form a dry creek; relocate existing boulders within the subject site as feature boulders; removal of post and rail fencing and install new open style fence; removal of any weed species and prune any overgrown plants; planting of trees and other planting; and refresh existing verge planting. No Landscape Referral concerns are raised with the proposals with the exception of the proposed open style fencing along common boundary with the property at 14 Orchard Street, as such common boundary fencing is the subject of the Fences Act and thus not approved under this application. The proposed works do not require the removal of any existing trees.

All proposed works within the road reserve verge shall be subject to a section 138 application under the Roads Act.

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 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 trees fronting the development site shall be protected and the tree protection zone shall remain in its natural condition without any ground disturbances or encroachment by construction activity. No excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of street trees.

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 trees is prohibited.

Reason: Street tree protection.

Tree and Vegetation Protection

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

- i) all prescribed trees within the site, or otherwise existing trees nominated for retention on the approved plans,
- ii) all trees and vegetation located on adjoining properties,
- iii) all trees and vegetation within the road reserve.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with AS4970-2009 Protection of trees on development sites,
- ii) the following arboricultural requirements shall be adhered to unless authorised by an Arborist with minimum AQF level 5 qualifications: existing ground levels shall be maintained within the tree protection zone of trees to be retained; removal of existing tree roots at or >25mm (Ø) diameter is not permitted; 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; and structures are to bridge tree roots at or >25mm (Ø) diameter,
- iii) the activities listed in section 4.2 of AS4970-2009 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,
- iv) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2007 Pruning of amenity trees,
- v) 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 Principal Certifier must ensure that:

- c) The arboricultural works listed in a) and b) are undertaken as complaint to AS4970-2009 Protection of trees on development sites.

Reason: Tree and vegetation protection.

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

Landscape Completion

Landscape works are to be implemented in accordance with the approved Landscape Plans prepared by iScape Landscape Architecture, and inclusive of the following conditions:

- a) landscape works are to be contained within the legal property boundaries,
- b) tree, shrub and groundcover planting shall be installed as indicated on the approved Landscape Plans including schedules and layouts, unless otherwise imposed by conditions,

- c) all tree planting shall be pre-ordered; meet the requirements of Australian Standard AS2303 - Tree Stock for Landscape Use; planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established,
- d) mass planting shall be installed as nominated on the Landscape Plans; and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch,
- e) the proposed fencing along common boundary with the property at 14 Orchard Street, is the subject of the Fences Act and thus not approved under this application,
- f) any proposed landscape works within the road reserve verge shall be subject to a section 138 application under the Roads Act.

Prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with 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/Project Arborist with minimum AQF Level 5 in arboriculture shall be submitted to the Principal Certifier, assessing the health and impact on all existing trees required to be retained on the approved Plans, including the following information:

- a) compliance to any Arborist recommendations for tree protection generally,
- 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 and vegetation protection.

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

Landscape Maintenance

The landscape works shall be monitored and maintained in accordance with the Landscape Management & Maintenance Plan, including maintenance program schedules and tasks.

Reason: To maintain local environmental amenity.