

Landscape Referral Response

Application Number:	DA2019/1421
Date:	20/03/2020
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 57 DP 6195 , 5 Surfview Road MONA VALE NSW 2103

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

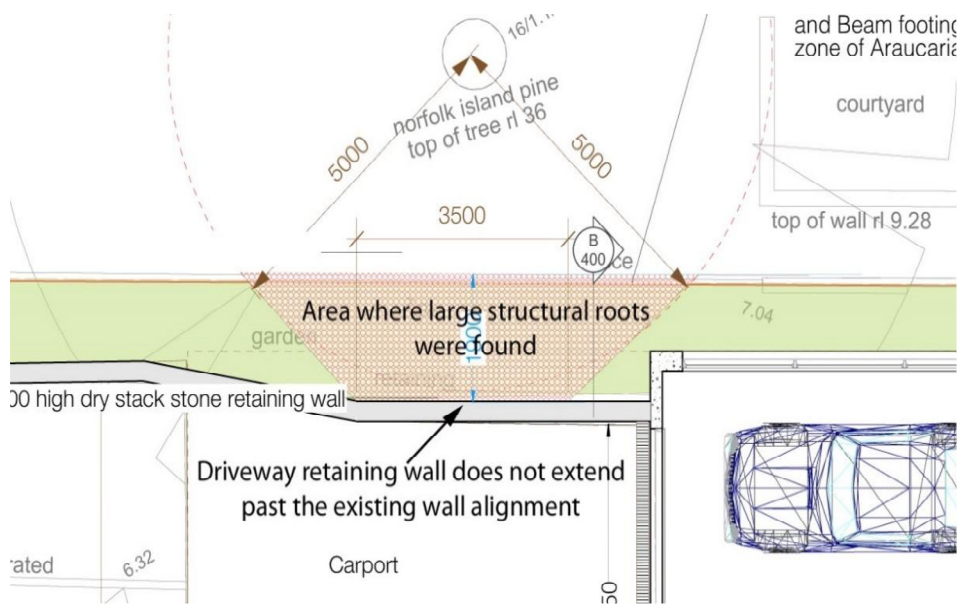
Officer comments

The development application seeks approval for alterations and additions to an existing dwelling. The proposed external works include a new front fence and gate, water feature/sculpture, and the minor reduction in size of the existing pool and new pool fencing.

The site is in the vicinity of the heritage listed Norfolk Island Pines located within the Surfview Rd carpark for Mona Vale. Additional Norfolk Island Pines of significance are located within the road verge of Surfview Road and within private property, including within No. 7 Surfview Road. The proposed development works shall ensure protection of all Norfolk Island Pines during works undertaken in the proximity to all Norfolk Island Pines, and in particular tree protection measures shall be undertaken to protect the Norfolk Island Pine No. 7 Surfview Road.

An Arboricultural Impact Assessment is provided with the development application recommending removal of trees within the frontage due to the reduction of existing ground levels such that retention of the trees is not feasible. Based on the recommendations of the report tree removal is acceptable subject to tree replacement within the front setback.

An exploratory root investigation has been undertaken within the proposed development site on the root system of T1 Norfolk Island Pine within No. 7 Surfview Rd, to locate structural roots and thus provide an exclusion zone / guide for any proposed works in the vicinity of T1. As reported in the Arboricultural Impact Assessment the dry stacked stone wall shall be located in accordance with the recommendations of the report (1.9m clear distance / does not extend past the existing wall alignment) and tree protection measures shall be located and provided in accordance with the recommendations of the report.



The development proposal requires the removal of four trees within the front setback: T2 Macadamia, T3 Rhododendron, T4 Paperbark, and T5 Yellowwood.

No Landscape Plan is provided with this application. A previous development application submitted a landscape plan. Conditions of consent shall be applied to ensure adequate landscape is provided.

Landscape area remains relatively unchanged from the existing calculation, with the existing landscape area of 25.7% increasing to 26.2%.

The proposal in terms of landscape outcome is acceptable subject to the protection of existing trees and vegetation within adjoining properties, and the completion of landscaping including the requirement to provide native canopy tree planting to satisfy Pittwater 21 DCP.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D9 Mona Vale Locality

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 measures

A qualified AQF Level 5 Project Arborist shall be engaged prior to the commencement of works to supervise and approve tree protection measures in accordance with the Arboricultural Impact Assessment prepared by BlueGum Tree Care and Consultancy dated November 2019, and any other condition of consent as follows:

- ensure that the new 300mm high dry stack stone retaining wall is located in position as

illustrated in Figure B under section 4.2, and Figure D under section 5.2 of the Arboricultural Impact Assessment,

- the Project Arborist shall be present during all excavation within a 14.4m radius of Tree 1 - Norfolk Island Pine, and all recommendations under section 6.2 of the Arboricultural Impact Assessment are approved by the Project Arborist,
- confirmation that no excavation or driveway widening near T1 - Norfolk Island Pine has occurred,
- tree protection fencing is installed under the direction of the Project Arborist to T1 - Norfolk Island Pine, in accordance with Figure E under section 6 of the Arboricultural Impact Assessment.

Additionally, during the works the Project Arborist shall provide the Certifying Authority with certification that the above requirements have been completed to the satisfaction of the Project Arborist. An inspection program shall be developed by the Project Arborist and submitted to the Certifying Authority prior to commencement of works.

The Principal Certifying Authority or the Project Arborist must ensure that:

- i) the activities listed in section 4.2 of AS4970- 2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site, and
- ii) 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.

The tree protection measures specified in this clause must:

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

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: to ensure tree protection is provided and maintained.

Tree removal within the property

The following existing trees assessed and recommended for removal in the Arboricultural Impact Assessment prepared by BlueGum Tree Care and Consultancy dated November 2019, are approved for removal as part of this application:

- T2 Macadamia
- T3 Rhododendron
- T4 Paperbark (subject to replacement within the site)
- T5 Yellowwood

No other existing tree is approved for removal. Any subsequent request for tree removal is subject to a Section 4.55 modification application.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

- a) Existing trees and vegetation shall be retained and protected as identified in the Arboricultural Impact Assessment prepared by BlueGum Tree Care and Consultancy dated November 2019, including:

- i) all trees and vegetation within the site not approved for removal, excluding exempt 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 generally undertaken as follows:

- i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites and the Arboricultural Impact Assessment prepared by BlueGum Tree Care and Consultancy dated November 2019,
- ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a qualified AQF minimum Level 5 Arborist,
- iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by a qualified AQF minimum Level 5 Arborist,
- iv) any tree roots exposed during excavation with a diameter greater than 25mm within the tree protection zone must be assessed by a qualified AQF minimum Level 5 Arborist. Details including photographic evidence of works undertaken shall be submitted to the Certifying Authority,
- v) 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,
- vi) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a qualified AQF minimum Level 5 Arborist on site,
- vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a qualified AQF minimum Level 5 Arborist on site,
- viii) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with a a qualified AQF minimum Level 5 Arborist, including advice on root protection measures,
- ix) should either or all of vi), vii) and viii) occur during site establishment and construction works, a qualified AQF minimum Level 5 Arborist shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,
- x) 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 AS 4970-2009,
- xi) tree pruning to enable construction shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2009 Pruning of Amenity Trees.

c) All protected trees under a)i are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed by approval must be replaced with a locally native canopy tree.

Reason: to retain and protect significant planting on development and adjoining sites.

Project Arborist certification

During the works, the Project Arborist shall attend site to supervise and approve the tree protection measures and development works as conditioned under Prior to Commencement - Tree Protection Measures.

The Project Arborist shall document all the associated works including site instructions, recommendations during the works, and photographic evidence to report acceptance of works. The Project Arborist shall issue to the Certifying Authority the following certification:

- 300mm high dry stack stone retaining wall location acceptance in accordance with Figure B under section 4.2, and Figure D under section 5.2 of the Arboricultural Impact Assessment,
- record of attendance during all excavation within a 14.4m radius of Tree 1 - Norfolk Island Pine,

- confirmation that no excavation or driveway widening near T1 - Norfolk Island Pine has occurred,
- acceptance of tree protection fencing to T1 - Norfolk Island Pine, in accordance with Figure E under section 6 of the Arboricultural Impact Assessment.

Reason: ensure the correction procedures are in place to retain existing trees required for retention.

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 following conditions:

- i) one replacement canopy tree shall be planted within the front yard of the site, planted at 200 litre container pot size, and selected from the following list: *Banksia integrifolia*, *Banksia serrata*, and *Melaleuca linariifolia*, or any other native medium sized native tree suited to coastal exposure, as listed in the Tree Guide on Council's website,
- ii) all tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight, or where the proposed tree locations may otherwise be positioned to minimise any significant loss of views, and shall be planted at least 4-5 metres from buildings and pools, and other trees,
- iii) the remaining landscape area of the front yard shall consist of shrub planting capable of attaining at least 2 metres at maturity, installed at a minimum 300mm pot size, planted no more than 1 metre apart, and groundcover planting installed at a minimum 140mm pot size, planted no more than 0.5 metre apart,
- iv) garden areas to side boundaries shall consist of shrub planting capable of attaining at least 2 metres at maturity, installed at a minimum 300mm pot size, planted no more than 1 metre apart,

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 conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and soften the built form.

Condition of retained vegetation

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

- i) compliance to any Arborist recommendations for tree protection and 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: to retain and protect significant planting on development sites.

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

Landscape maintenance

Any existing landscaping including trees required to be retained together with any additional landscaping required by this consent is to be maintained for the life of the development.

A 12 month establishment period shall apply for all new landscaping. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. All tree and vegetation planting must be maintained for the life of the development, or for their safe useful life expectancy. Planting that may die or is approved for removal must be replaced.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.