

Landscape Referral Response

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| Application Number: | DA2019/0332 |
| Date: | 14/06/2019 |
| Responsible Officer: | Claire Ryan |
| Land to be developed (Address): | Lot 92 DP 564686 , 55 Kalang Road ELANORA HEIGHTS 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 proposal, in terms of landscape outcome, is acceptable subject to the protection of the existing street trees, and the completion of landscape works on site and to the road verge.

Council's Landscape section has assessed the proposal against the following Pittwater21 DCPControls:
B4.22 Preservation of Trees and Bushland Vegetation
C1.1 Landscaping
D5 Elanora Heights Locality
The Elanora Heights Village Centre Master Plan

A Landscape Plan is provided in accordance with DA Lodgement Requirements, and is subject to conditions.

An Amended Landscape Plan is required to provide the following information:

- Two (2) existing street trees are located within the road reserve footpath pavement and shall be retained and protected. The landscape plan LDA-01 proposes street tree planting (x 2) to the street frontage which is not required.
- The provision of footpath pavement in accordance with The Elanora Heights Village Centre Master Plan: 4.6 Landscape Master Plan - South, where the road reserve footpath pavement is required to be finished with granite pavers, continuing the granite pavement treatment existing along the road reserve pavement to the north.
- Amended plant species and container sizes as conditioned.

No Arboricultural Impact Assessment report is provided, with the development requiring removal of only low height vegetation.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

On slab landscape planting and associated works

Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed method of waterproofing to all internal walls and slab, and drainage of the concrete slab over which soil and planting is being provided.

Landscape treatment details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, services connections, and maintenance activity schedule, including planter layout, slab levels, top of wall heights, and soil area to support the proposed planting indicated on the Landscape Plan.

The following soil depths are required to support landscaping as proposed:

-600mm (0.6m) for shrubs

Design certification shall be submitted to the Certifying Authority by a structural engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: to ensure appropriate and secure waterproofing and drainage is installed to direct water flow into the drainage system.

Amended Landscape Plan

An Amended Landscape Plan is to be issued to the Certifying Authority documenting the following required changes to the plan:

- i) the proposed street tree planting is to be deleted, and the two (2) existing street trees in place shall be retained and protected.
- ii) in accordance with The Elanora Heights Village Centre Master Plan: 4.6 Landscape Master Plan - South, the road reserve footpath pavement is required to be finished with granite pavers, continuing the granite pavement treatment existing along the road reserve pavement to the north.
- iii) the proposed Banksia integrifolia tree planting shall be installed at a minimum 200 litre container size,
- iv) the proposed Rhipidolepis species proposed within the planters shall be substituted for a non self-seeding and invasive species of similar size,
- v) the landscape strip at the rear shall be a minimum of 2 metres in width to support the proposed screen planting that will provide privacy to the private open space of the adjoining property at 19 St Andrews Gate.

The Certifying Authority shall document acceptance of the Amended Landscape Plan satisfying the above conditions i), ii), iii), iv) and v).

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

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Street tree protection measures

The existing street trees within the road verge frontage of the site shall be protected during all stages of construction.

Construction temporary fencing consisting of 1.8m high x 2.4m wide standard wire mesh panels shall be installed around the existing street trees.

Should the following events occur, a AQF Level 5 Arborist with qualifications in arboriculture/horticulture shall be engaged to provide review and recommendations of tree protection measures:

- i) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF Level 5 Arborist,
- ii) any tree roots exposed during excavation with a diameter greater than 25mm within the tree protection zone must be assessed by an AQF Level 5 Arborist. Details including photographic evidence of works undertaken shall be submitted to the Certifying Authority,
- iii) 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,
- iv) 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.
- v) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites,

The tree protection measures (construction temporary fencing) 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.

Reason: to retain and protect significant planting on development sites,

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection - General

A) Existing trees and vegetation shall be retained and protected as follows:

- i) all trees and vegetation located on adjoining properties,
- ii) 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,
- ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF Level 5 Arborist,
- iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF 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 an Arborist. Details including photographic evidence of works undertaken shall be submitted by an AQF Level 5 Arborist 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 Project Arborist on site,
- vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5

Arborist on site,

viii) excavation for utility lines is not permitted within the tree protection zone, without consultation with a AQF Level 5 Arborist, to provide for root protection measures,

ix) should either or all of vi), vii) and viii) occur during site establishment and construction works, a AQF 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.

Note: All protected trees 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.

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

Landscape works

Landscaping is to be implemented in accordance with the Amended Landscape Plan.

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 approved Amended Landscape Plan and inclusive of any 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 AQF Level 5 Arborist, shall be submitted to the Certifying Authority, assessing the health and impact of trees and vegetation required to be retained (and in particular the existing street trees) as a result of the proposed development, including the following information:

- i) compliance to 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, and protect the existing streetscape amenity.

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 planting must be maintained for the life of the development, or for their safe natural life. Planting that may die or is removed must be replaced.

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

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.