

Landscape Referral Response

Application Number:	DA2020/0320
Date:	27/05/2020
Responsible Officer:	Ashley Warnest
Land to be developed (Address):	Lot 3 DP 514318 , 58 Vineyard Street 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 proposal is for the construction of an attached secondary dwelling, the relocation of stormwater easement, carport and associated landscape works, and is acceptable in terms of landscape outcome, subject to the protection of the existing trees and vegetation on adjoining property, and the completion of landscaping.

Council's Landscape Referral is assessed against the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D9 Mona Vale Locality

An Arboricultural Impact Assessment report is provided in accordance with DA Lodgement Requirements, prepared by BlueGum Tree Care and Consultancy dated March 2020. This report assesses the existing Paperbark along the rear of the property, and recommends removal based on the poor structural condition following structural root loss and major canopy pruning on the northern side associated with works on adjoining property, with failure expected in the short term.

A Landscape Plan is provided including tree replacement as recommended in the Arboricultural Impact Assessment, as well as boundary screen planting. Conditions of consent shall be imposed to satisfy the Pittwater DCP landscape controls.

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 removal within the property

The following existing tree within the property is approved for removal based on the recommendations of the Arboricultural Impact Assessment report prepared by BlueGum Tree Care and Consultancy: Paperbark located along the northern boundary (subject to replacement as shown on the Landscape Plan).

All noxious weed species shall be removed from the site.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**Tree and vegetation protection**

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

- i) all trees and vegetation located on adjoining properties,
- ii) all road reserve trees and vegetation not approved for removal.

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, including the provision of temporary fencing to protect existing trees within 5 metres of development,
- ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF minimum Level 5 Arborist,
- iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by 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 an 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 AQF minimum Level 5 Project Arborist on site,
- vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a 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 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 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 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 completion

Landscape works are to be implemented in accordance with the Landscape Plan LDA2003-1, prepared by Vital Design Landscape Architects, inclusive of the following requirements:

- i) the nominated tree planting of *Glochidion ferdinandi* shall consist of one in the front yard and one in the rear yard, each to be planted at least 2 metres from common boundaries, and installed at a minimum 75 litre container size,
- ii) the nominated tree planting of *Hymenosporum flavum* shall consist of one in the front yard and one in the rear yard, each to be planted at least 2 metres from common boundaries, and installed at a minimum 75 litre container size (with the exception of the transplanted species),
- iii) should the transplanted species fail a 75 litre container size *Hymenosporum flavum* shall be planted as a replacement,
- iv) 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 in consideration of utility locations, and shall be planted more than 4 metres from buildings,
- v) all other landscape treatment shall be in accordance with the Landscape Plan LDA2003-1.

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 landscape plan and with any conditions of consent.

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

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 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.