

Landscape Referral Response

Application Number:	DA2020/0128
Date:	09/03/2020
Responsible Officer:	Kevin Short
Land to be developed (Address):	Lot 40 DP 15762 , 136 Narrabeen Park Parade 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 a new dwelling with an attached garage and outdoor alfresco area.

A Landscape Plan is provided with the application in accordance with the DA Lodgement Requirements. It is noted that existing Exempt Species are proposed on the plan for retention. Without consideration of the Exempt Species, the Landscape Plan is subject to the provision of canopy tree planting within the front and rear yards to satisfy the landscape outcomes of Pittwater 21 DCP.

A Arboricultural Impact Assessment is provided with the application in accordance with the DA Lodgement Requirements. Existing trees are identified for removal, with justification provided. The remaining trees and vegetation are reported in the Arboricultural Impact Assessment as Exempt Species not requiring Council consent for removal.

No significant canopy trees are present within the site. Within the site, all of the existing trees are Exempt Species, and thus able to be removed without Council consent. Primarily all are under 5 metres in height (T2, T3, T4, T11, T11A, T11B, and T13), or Exempt by species description (T1, T6, T7, T9, T10)

Existing vegetation (T5, T12, T14, T15 and T16) within adjoining property shall be protected during all stages of development works.

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

DA2020/0128

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amended Landscape Plan

An Amended Landscape Plan shall be submitted to the Certifying Authority for approval with the additional following landscape information:

- i) inclusion of one canopy tree within the front yard,
- ii) inclusion of two canopy trees within the rear yard,
- iii) tree planting shall be selected from the following list: *Agonis flexuosa*, *Banksia integrifolia*, *Melaleuca linariifolia*, *Syzygium paniculatum*, *Syzygium leuhmannii*, or any other selected native tree contained in Northern Beaches Council's Tree Guide of similar mature height,
- iv) canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used,
- v) each tree shall have an individual soil area of 9m² for each tree contained wholly within the site, and shall be planted at least 3 metres from any other tree, and shall be planted at a minimum 75 litre container pot size,
- vi) 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.

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

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 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, 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 Level 5 minimum qualification Arborist,
 - iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF Level 5 minimum qualification 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 Level 5 minimum qualification 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 Level 5 minimum qualification Project Arborist on site,

vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 minimum qualification 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 Level 5 minimum qualification 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 Level 5 minimum qualification 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 vegetation on development and adjoining sites.

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 approved 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 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.