

Landscape Referral Response

Application Number:	DA2019/0162
Date:	06/06/2019
Responsible Officer:	Georgia Quinn
Land to be developed (Address):	Lot 39 DP 207049 , 11 Wandearah Avenue AVALON BEACH NSW 2107

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 trees and vegetation, and the completion of landscaping to the front setback area to reduce impact to the streetscape amenity.

Council's Landscape section has assessed the proposal against the following Pittwater21 DCPControls:
B4.22 Preservation of Trees and Bushland Vegetation

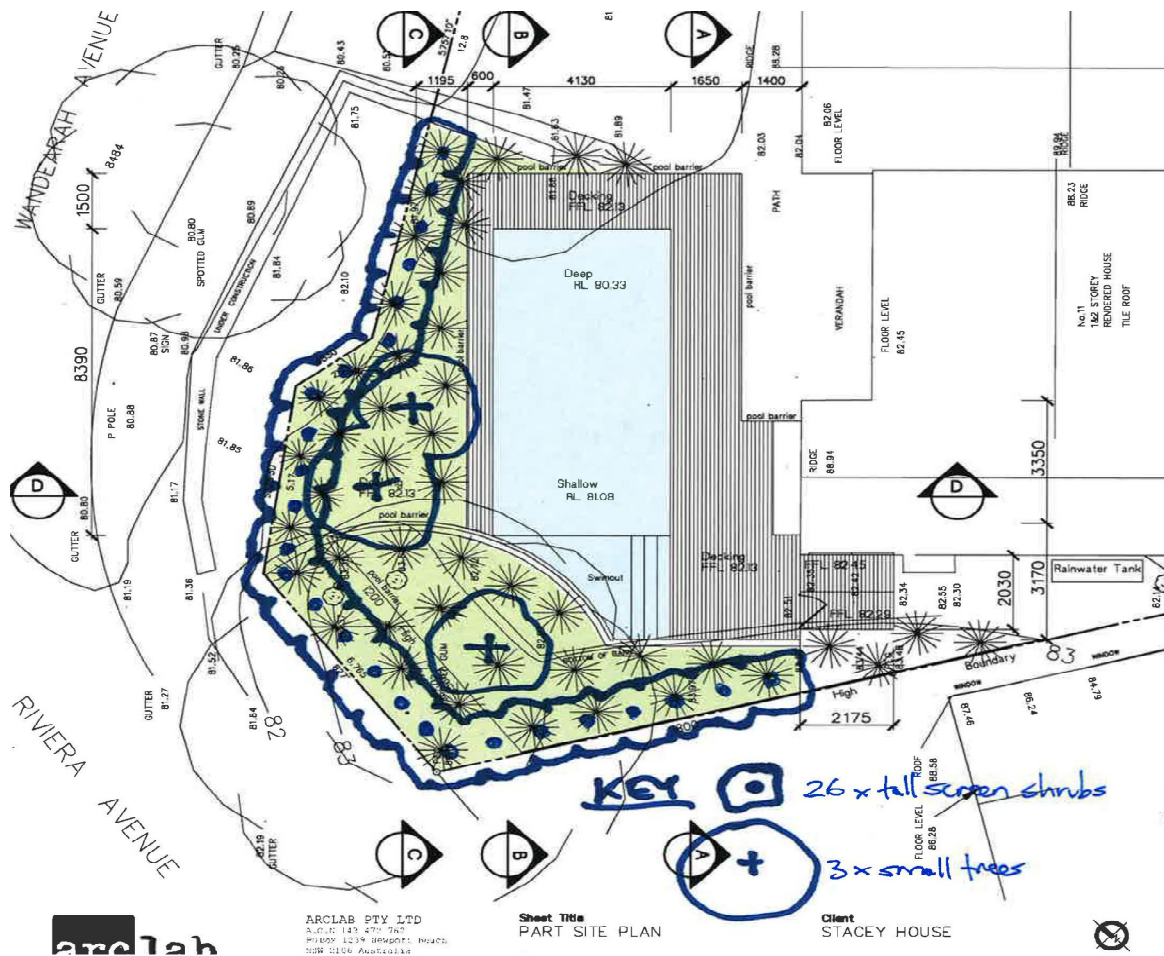
C1.1 Landscaping

D1.1 Character as viewed from a public place

D1.4 Scenic protection - General

D1.8 Front Building Line

A Landscape Plan prior to the issue of Construction Certificate shall be issued to the Certifying Authority illustrating the following landscape planting requirements, and in accordance with the conditions.



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

Landscape Plan

A landscape plan, prepared by a landscape architect or landscape designer, shall be issued to the Certifying Authority indicating the following required information and design requirements:

- the locations of the existing spotted gum trees to be retained,
- landscape treatment to the garden area from the extent of the pool deck to the front boundary, containing:

- a shrub screen planting hedge along the boundary consisting of at least 26 x shrubs capable of attaining a height of 2 metres, planted no more than 1m apart, and planted at a minimum 300mm container size,
- three (3) small native trees within the garden area capable of attaining 6 metres in height at

- maturity, planted at a minimum 75 litre container size
- mass planting mix of groundcovers and shrubs to the remaining garden bed area,

iii) a plant schedule with plant selection, quantities and container sizes.

Reason: to soften the built form, provide landscape amenity, and protect the streetscape amenity.

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 follows:

- i) all trees and vegetation identified on the plans, excluding exempt trees and palms under the relevant planning instruments of legislation,
- ii) all other 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,
- 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 AQF 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 Level 5 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 stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with a AQF 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 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.

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 approved landscape plan for Construction

Certificate, and associated conditions.

Prior to the issue of an Occupation Certificate, a 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 plans and 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 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.

The screen boundary 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 and the height of the planting shall be maintained at least 2 metres above the pool/deck level.

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.