

## Landscape Referral Response

<b>Application Number:</b>	DA2020/1593
<b>Date:</b>	11/02/2021
<b>Responsible Officer:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Part Lot 741 DP 752038 , 741 / 0 Alfred Street NARRAWEENA NSW 2099 Lot 741 DP 752038 , 741 / 0 McIntosh Road NARRAWEENA NSW 2099 Part Lot 741 DP 752038 , 741 / 0 Alfred Street NARRAWEENA NSW 2099

### 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 is for the partial demolition and additions to and existing Administration Building and includes tree removal to facilitate the works.

The application is assessed by Landscape Referral against the State Environmental Planning Policy (Educational Establishments and Child Care Centres) 2017, and Warringah Development Control Plan 2011,

including but not limited to the following clauses:

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation

The proposal requires the removal of seven (7) existing trees sited within the proposed development footprint, identified as Eucalyptus (T1), Snow in Summer (T2), Tuckeroo (T3), Brushbox (T4, T6, and T7), and Blueberry Ash (T5). An arboricultural impact assessment is provided with the application and as reported all these existing trees are impacted such that retention is not possible under this development proposal. The removal of these existing trees is acceptable subject to tree replacement with seven trees as imposed by conditions of consent.

The existing trees of moderate retention value (Eucalyptus - semi mature, and Brushbox - mature) shall be replaced with the same species (a total of four) elsewhere on the school grounds, and the remaining three replacement trees shall be native trees as selected and imposed by conditions of consent. All other existing trees in close proximity to the development works shall be protected in accordance with the recommendations of the arboricultural impact assessment.

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**

This consent approves the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment):

- i) T1 - Eucalyptus sp. (Gum)
- ii) T2 - Melaleuca linariifolia (Snow in Summer)
- iii) T3 - Cupaniopsis anacardioides (Tuckeroo)
- iv) T4, T6, and T7 - Lophostemon confertus (Brushbox)
- v) T5 - Elaeocarpus reticulatus (Blueberry Ash)

Reason: to enable authorised building works.

Note: Any request to remove a tree approved for retention under the development application is subject to a Section 4.55 modification application, or an assessment by an Arborist with minimum AQF Level 5 in arboriculture that determines that the tree presents an imminent risk to life or property.

#### **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 trees and 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 undertaken as follows:

- i) tree protection shall be in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites, including the provision of temporary fencing to protect existing trees within 5 metres of development,
- ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist with minimum AQF Level 5 in arboriculture,
- iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with an Arborist with minimum AQF Level 5 in arboriculture,
- iv) 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,
- v) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by an Arborist with minimum AQF Level 5 in arboriculture on site,
- vi) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
- vii) should either or all of v), vi) and vii) occur during site establishment and construction works, an Arborist with minimum AQF Level 5 in arboriculture shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,
- viii) 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 Australian Standard 4970-2009 Protection

of Trees on Development Sites,

ix) the activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,

x) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with Australian Standard 4373-2007 Pruning of Amenity Trees,

xi) the tree protection measures 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.

c) Tree protection for existing trees in close proximity to the works (T8 to T14 inclusive) shall specifically be undertaken in accordance with the recommendations in the Arboricultural Impact Assessment, as listed in the following sections:

i) section 5 Conclusion and Recommendations

ii) section 6 Post Construction Measures

The Certifying Authority must ensure that:

d) The arboricultural works listed in c) are undertaken and certified by an Arborist as compliant to the recommendations of the Arboricultural Impact Assessment.

e) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and 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.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited.

Reason: tree and vegetation protection.

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

### **Condition of retained vegetation**

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

a) compliance to any Arborist recommendations for tree protection generally and during excavation works,

b) extent of damage sustained by vegetation as a result of the construction works,

c) any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: tree protection.

### **Required Planting**

A total of seven (7) replacement trees shall be planted within the site at the corner of Waratah Street and Ronald Ave, as identified on the approved plan DA000, and as follows:

i) three (3) *Lophostemon confertus* (Brushbox) shall be planted along Waratah Parade portion within the site to compliment the existing Brushbox's within the site, planted at a minimum pre-ordered 200 litre container size, and planted at least 4 metres apart,

ii) one (1) *Eucalyptus haemastoma* (Scribbly Gum) shall be planted within the site at the corner of

Waratah Parade and Ronald Ave, planted at a minimum pre-ordered 75 litre container size, and planted at least 4 metres from any other tree,

iii) three (3) *Tristaniopsis laurina* (Water Gum) shall be planted along Ronald Ave portion within the site, planted at a minimum pre-ordered 75 litre container size, and planted at least 4 metres from any other tree,

iv) all trees shall be and planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, including a four post and top and mid rail timber tree guard, and watered until established.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

Reason: to maintain environmental amenity.