

## Landscape Referral Response

<b>Application Number:</b>	DA2018/1803
<b>Date:</b>	11/04/2019
<b>Responsible Officer:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 3 DP 222881 , 141 Fuller Street NARRABEEN 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 Arborists Report submitted with the application is noted. Some concern was raised by the proposed excavation for the garage access drive adjacent to the *Corymbia citriodora* (Lemon Scented Gum - Tree 5) located on the site. The Arborist's Report has assessed impacts on the tree's root zone via excavation of an exploratory trench to assess presence of significant roots. The report concludes that due to existing underground structures root development in this area has been limited and that no significant impacts on roots have been identified.

As such, the findings of the report are considered acceptable, subject to ongoing monitoring of the tree. The appointment of a Project Arborist has been included in recommended conditions if the proposal is to be approved.

The plans also indicate removal of 1 x *Ulmus parvifolia* (Chinese Elm). This species is exempt from requiring approval to remove under CI E1 of Warringah DCP. As such, no objection to removal is raised.

If screening to the adjoining property at No. 141A Fullers Rd is required, the following condition could be included (amended as required):

#### **Required Planting - Screening**

a) Screen planting is to be provided along the northern boundary of the site for the length of the adjoining dwelling at No. 141A Fullers Road..

b) The selected planting is to comprise of native species capable of attaining a minimum height of 3 metres at maturity and located in a prepared garden bed a minimum of 1 metre wide.

c) Plants are to be planted at minimum 1.5 metre centres and be of a minimum pot size of 25 litres at planting, mulched, watered and fertilized in accordance with industry best practice.

Reason: Local amenity.

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In consideration of the above, the DA is considered acceptable with regard to the relevant controls relating to landscape issues, subject to 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**

##### **Tree Protection Plan**

In order to protect and enhance onsite vegetation and trees the following applies to the development site:

(a) A Tree Protection Plan prepared by a AQF Level 5 Arborist (or equivalent) showing the following:

- Layout of the approved development
- Location of trees identified for retention, including trees located along the access driveway to the site.
- Extent of canopy spread
- Location of tree protection fencing / barriers (fencing in accordance with AS2470 – 2009)
- General tree protection measures

(b) The Tree Protection Plan is to be submitted to the Principal Certifying Authority for approval prior to issue of a Construction Certificate.

(c) Tree protection measures identified on the plan are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

#### **CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

##### **Tree protection**

a) Existing trees and vegetation shall be retained as follows:

- i) all trees and vegetation to be retained shall be in accordance with the Landscape Architectural Plans prepared by Tom Simmat and Associates Architects Pty Ltd and as reported in the Tree Assessment Report prepared by Perfect Outdoors Pty Ltd dated 19 September 2018.
- ii) all other trees and vegetation located on the site (including the access driveway into the site) and 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 the approved Tree Protection Plan, the Tree Assessment Report prepared by Perfect Outdoors Ptd Ltd dated 19 September, 2018 and as required by AS4970-2009 Protection of trees on development sites, with particular attention to Section 4, and AS4373-2007 Pruning of amenity trees,

ii) any tree roots exposed during excavation with a diameter greater than 25mm within the TPZ must be assessed by the Project Arborist,

iii) 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,

iv) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorized by the Project Arborist on site,

v) all structures are to bridge tree roots greater than 25mm diameter unless directed by the Project Arborist on site,

vi) should either or both iv) and v) occur during site establishment and construction works, the Project Arborist shall provide recommendations and shall report on the tree protection action undertaken, including photographic evidence,

vi) 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, is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS 4970-2009.

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

## CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

### Trees Condition

During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:

- (a) A general decline in health and vigour.
- (b) Damaged, crushed or dying roots due to poor pruning techniques.
- (c) More than 10% loss or dieback of roots, branches and foliage.
- (d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
- (e) Yellowing of foliage or a thinning of the canopy untypical of its species.
- (f) An increase in the amount of deadwood not associated with normal growth.
- (g) An increase in kino or gum exudation.
- (h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
- (i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of Trees.

**Protection of rock and sites of significance**

a) All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition excavation and construction works.

b) Should any Aboriginal sites be uncovered during the carrying out of works, those works are to cease and Council, the NSW Office of Environment and Heritage (OEH) and the Metropolitan Local Aboriginal Land Council are to be contacted.

Reason: Preservation of significant environmental features.