

Landscape Referral Response

Application Number:	DA2019/1414
Date:	15/01/2020
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot D DP 420004 , 51 Redman Road DEE WHY 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 proposal seeks approval for demolition of the existing dwelling, and the construction of a two storey dwelling, secondary dwelling and workshop.

The landscape component of the proposal is acceptable subject to the protection of existing vegetation within the road verge and the completion of landscape works.

An Arboricultural Impact Assessment satisfying the DA Lodgement Requirements is provided for this application identifying and justifying the proposed removal of vegetation within the site. Conditions of consent shall be imposed to ensure protection.

A Landscape Plan satisfying the DA Lodgement Requirements is provided with the application, and conditions shall be imposed to ensure the landscape outcome achieves the intent of WDCP2011. Landscape plantings including tree planting are to be provided to reduce the visual bulk of of the works. The recommendations of the Landscape Plan for retention of vegetation within the site are supported and conditions shall be imposed.

Council's Landscape section have assessed the application against the landscape controls of Warringah DCP 2011: D1 Landscaped Open Space and Bushland Setting; D9 Building Bulk; and E1 Preservation of Trees or Bushland Vegetation.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Tree Protection Plan

In order to protect the existing streetscape amenity offered by the existing Brushbox tree along Redman Road:

a) A Tree Protection Plan prepared by a AQF Level 5 minimum qualification Arborist showing the following:

- Layout of the approved development
- Location of trees identified for retention
- Extent of canopy spread
- Location of tree protection fencing / barriers (fencing in accordance with AS2470-2009) around the Brushbox tree to as distance as advised by the Arborist
- General tree protection measures

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

c) The tree protection measures 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, and

iv) to minimise the impact on trees 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 required to be retained, and

v) 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.

Reason: to ensure compliance with the requirement to retain and protect significant planting within the road verge.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree removal within the property

Based on the Arboricultural Impact Assessment prepared by S&B Tree Services, dated December 2019, the following existing trees on site that are assessed as Exempt Species and Weed Species shall be removed as follows:

- T1 Cotoneaster, T2 African Olive, T7 Illawarra Flame Tree, T9 Coral Tree, T10 Cotoneaster, T11 Cupressus, T12 Pittosporum, T13 Fiddlewood, T15 Privet, T18 Privet, and T20 Privet.

The following existing trees assessed to be in poor arboricultural condition and impacted by development are approved for removal as follows:

- T5 Juniperus, T6 Cedrus, T8 Juniperus, T14, T17 and T19 Unknown.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

a) Existing trees and vegetation shall be retained and protected in accordance with AS4970-2009 Protection of Trees on Development Sites, including:

- i) trees and vegetation within the property, consisting of T3 and T4 Crepe Myrtle, and T16 clump of Bangalows,
- ii) all trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation, including T21 Brushbox.

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) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by a AQF minimum qualification Level 5 Arborist,
- iii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF minimum qualification 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 a AQF minimum qualification 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 a AQF minimum qualification Level 5 Project Arborist on site,
- vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF minimum qualification 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 qualification 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.

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 completion

Landscaping is to be implemented in accordance with the Landscape Plans 3/4 and 4/4, issue B, prepared by Banksia Design Group, inclusive of the following conditions:

- i) all proposed tree planting shall be planted at 75 litre pot size, and shall have a minimum area of 3 metres x 3 metres. Canopy trees are to be located as shown on the Landscape Plan,
- ii) shrub screen planting capable of attaining 3 metres in height at maturity shall be planted along the northern and eastern boundary as shown on the Landscape Plan (without notation of species selection) around the Granny Flat, planted at 300mm pot container size and installed no more than 1 metre apart,
- iii) an additional two small native trees capable of attaining 5-6 metres in height at maturity shall be

- planted amongst the proposed *Acmena smithii* 'minor' hedge along the eastern boundary, planted at 75 litre container size and separated by a minimum distance of at least 4-5 metres,
- iv) an additional one small native trees capable of attaining 5-6 metres in height at maturity shall be planted within the lawn area between the New Dwelling and the Workshop along the western boundary, planted at 75 litre container size,
- v) an additional one small native trees capable of attaining 5-6 metres in height at maturity shall be planted amongst the proposed *Syzygium* resilience hedge along the western boundary between the Granny Flat and the Workshop, planted at 75 litre container size,
- vi) an additional street tree (*Tristaniopsis laurina*) shall be planted within the road verge, planted at 75 litre container size and separated by a minimum distance of at least 5 metres from the existing Brushbox,
- vii) 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.

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.

Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by an Arborist with AQF Level 5 qualifications in arboriculture/horticulture shall be submitted to the Certifying Authority, assessing the health and impact on all existing trees required to be retained, and in particular the existing Brushbox street tree identified as T21, as a result of the proposed development, including the following information:

- i) compliance to any Arborist recommendations for tree protection and excavation works,
- ii) extent of damage sustained by vegetation as a result of the construction works,
- iii) any subsequent remedial works required to ensure the long term retention of the vegetation.

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

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.