

## Landscape Referral Response

<b>Application Number:</b>	DA2021/1612
<b>Date:</b>	23/09/2021
<b>Responsible Officer:</b>	Adam Mitchell
<b>Land to be developed (Address):</b>	<p>Lot 1 DP 7417 , 1 Clarke Street NARRABEEN NSW 2101</p> <p>Lot C DP 312655 , 1194 Pittwater Road NARRABEEN NSW 2101</p> <p>Lot CP SP 2808 , 1192 Pittwater Road NARRABEEN NSW 2101</p> <p>Lot CP SP 971 , 1204 Pittwater Road NARRABEEN NSW 2101</p> <p>Lot B DP 312655 , 1196 Pittwater Road NARRABEEN NSW 2101</p>

### 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 application seeks consent for construction of upgraded coastal protection works at 1190-1196 and 1204 Pittwater Road Narrabeen.

Councils Landscape Referral section has considered the application against the Warringah Local Environmental Plan, and the following Warringah DCP 2011 controls:

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation
- E7 Development on land adjoining public open space
- E9 Coastline Hazard

Construction of coastal protection works as described in the application will require significant excavation within the sites to remove existing structures and construct engineered sea wall protection.

One significant landscape element, described below, will be required to be removed with other minor landscape elements along the eastern boundaries.

1 x *Araucaria heterophylla* (Norfolk Island Pine, approx. 20m height) at No.1204 Pittwater Road is required to be removed as part of the works. The tree forms part of the iconic beach front landscape along the Collaroy/Narrabeen coastal strip. Whilst the tree is too close to the excavation and construction works to be retained. It is recommended that the tree be replaced to maintain the character

of the landscape.

A landscape plan is indicated in the drawing set submitted, however no specific planting is nominated on the plans. It is noted that the SEE provides details of suitable coastal planting to assist with stabilisation and integration of the structures into the landscape. The concept as described in the SEE is considered suitable for the sites and requirements for landscaping following works can be incorporated into conditions of consent if the proposal is to be approved.

No objections are raised to approval with regard to landscape issues subject to conditions as recommended.

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:

1 x *Araucaria heterophylla* located on the eastern boundary forward of No. 1204 Pittwater Road

Note: Exempt Species as listed in the Development Control Plan or the Arboricultural Impact Assessment do not require Council consent for removal.

Reason: To enable authorised building works.

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

#### **Protection of Sites of Significance**

a) Should any Aboriginal Cultural Heritage items be uncovered during earthworks, works should cease in the area and the Aboriginal Heritage Office contacted to assess the finds.

b) Under Section 89a of the NPW Act should the objects be found to be Aboriginal, NSW Biodiversity and Conservation Division, Heritage NSW and the Metropolitan Local Aboriginal Land Council (MLALC) should be contacted.

Reason: Preservation of significant cultural features.

#### **Tree and Vegetation Protection**

- a) Existing trees and vegetation shall be retained and protected including:
- i) all trees and vegetation within the site not indicated for removal on the approved plans, 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.

The Certifying Authority must ensure that:

- 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

### Required Tree Planting

a) Trees shall be planted in accordance with the following:

- i) 1 x *Araucaria heterophylla*; to be located at 1204 Pittwater Road, between the eastern boundary and the building; minimum pot size 75 litre

b) Tree planting shall be located wholly within the site and be located a minimum of 3 metres from existing buildings.

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

Reason: To maintain environmental amenity.

### Landscape Completion

a) Following completion of construction works, revegetation of disturbed areas within the sites is to be undertaken in accordance with the recommendations of Section 4.3 - Revegetation in the Statement of Environmental Effects Issue 2 dated 13 July 2021 prepared by Horton Coastal Engineering.

b) Prior to the issue of any Occupation Certificate details (from a qualified horticulturalist, landscape architect or landscape designer) shall be submitted to the Principal Certifying Authority certifying that the landscape works have been completed in accordance with this and any other conditions of consent for landscape works.

Reason: Environmental amenity.

## ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

### Landscape Maintenance

a) Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

b) If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

c) All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.