

Landscape Referral Response

Application Number:	DA2019/0918
Date:	02/09/2019
Responsible Officer:	Ashley Warnest
Land to be developed (Address):	Lot 9 DP 216532 , 40 Maxwell Street MONA VALE NSW 2103

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 seeks approval for the construction of alterations and additions to an existing dwelling house and a new secondary dwelling. The proposal in terms of landscape outcome is acceptable subject to the protection of existing trees and vegetation proposed for preservation, and the completion of landscaping.

A Arboricultural Impact Assessment has been prepared in accordance with DA Lodgement Requirements, and the recommendations are supported, subject to conditions.

A landscape intent is illustrated along the southern and northern boundary on the Site Plan A101, and completion of landscaping is subject to conditions to satisfy Pittwater 21 DCP.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

C1.11 Secondary Dwellings

D9 Mona Vale Locality

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection measures

An Arborist with AQZ Level 5 qualifications in arboriculture/horticulture shall be engaged to provide the following:

- inspection and certification of tree protection measures at the commencement of works, in accordance with the recommendation in the Arboricultural Impact Assessment prepared by Tree Survey - section 4 Recommendations, and tree protection fencing as documented in Appendix iii - Tree protection map, for existing trees identified as T1 - Brushbox (within road verge) and T2 - English Oak (located within property 96 Waratah Street).

The tree protection measures and fencing 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.

Additionally, the Certifying Authority or a Project Arborist AQZ Level 5 must ensure that:

- i) the activities listed in section 4.2 of AS4970- 2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and
- ii) 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.

The Arborist shall provide the Certifying Authority with certification details that the tree protection measures are in place at the commencement of works.

A separate permit or development consent may be required if the branches or roots of a protected tree on the site or on an adjoining site are required to be pruned or removed.

Reason: to ensure tree protection is provided and maintained.

Tree removal

The following existing trees are granted approval for removal following assessment and recommendation in the Arboricultural Impact Assessment prepared by Tree Survey:

Tree 3 - Glochidion ferdinandi (Cheese Tree), subject to replacement within the site, and
Tree 4 - Jacaranda mimosifolia (Jacaranda), which is exempt

These existing trees are impacted by the development footprint, and no alternative layout opportunity is available to retain the trees.

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 identified in the Arboricultural Impact Assessment prepared by Tree Survey, including:

- i) all trees and vegetation within the site not Council approved for removal, excluding exempt 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 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) 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.

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.

d) During construction, the Project Arborist is to inspect and approve the tree protection measures in accordance with the recommendations in the Arboricultural Impact Assessment prepared by Tree Survey - section 4 Recommendations, and tree protection fencing as documented in Appendix iii - Tree protection map, for existing trees identified as T1 - Brushbox (within road verge) and T2 - English Oak (located within property 96 Waratah Street), satisfy the recommendations of the report. Details are to be provided to the Certifying Authority including certification.

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 Site Plan numbered A101, prepared by Blue Sky Building Designs, inclusive of the following requirements:

- i) a total of two (2) native canopy trees, to offset the removal of existing trees, shall be planted within the site, with one within the front setback and one between the main dwelling and the secondary dwelling, selected from the following list: *Angophora floribunda*, *Banksia serrata*, or *Melaleuca linariifolia*,

- ii) each tree shall be installed at a minimum 75 litre pot size, with a minimum individual soil area of 3m x 3m, and planted 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used,
- iii) screen planting along the southern boundary of private open space areas shall consist of shrubs capable of attaining 3 metres in height at maturity, planted no more than 1m metre apart, and planted at a minimum 200mmm pot container size,
- iv) the proposed Syzygium 'pinnacle' planting along the northern boundary to the length of the proposed deck shall be planted no more than 1m metre apart, and planted at a minimum 300mm pot container size.

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 the Site Plan and inclusive of any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.

Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by an Arborist with AQZ 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 on site and on adjoining properties, and specifically existing trees T1 and T2, 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.

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.